

**Tatenhill Parish**

**Neighbourhood Development Plan**

**2012-2031**

**Submission Document**

**July 2015**

**Note: Changes shown in Blue are those agreed by the ESBC and the Parish Council which are contrary to the examiners recommendations**

<b>Contents:</b>	<b>Page</b>
1. Introduction	2
2. Background to Parish	5
3. Vision and Objectives	7
4. TPNDP Policy Overview	9
<b>The Policies</b>	
5. SP - Strategic Policies	13
6. HE - Housing and Employment	20
7. RT - Recreation and Tourism	26
8. LC - Landscape and Countryside	31
9. DC - Design and Conservation	36
10. IN - Infrastructure	40
<b>Appendices</b>	
Appendix 1: Other Capital Projects (S106 and Community Infrastructure Levy)	46
Appendix 2: Glossary	47
Appendix 3: TPNDP Proposal Maps	50
Appendix 4 – Local Green Space Justification Table	54

## 1.0. Introduction

- 1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (TPNDPs) must be in conformity with the Local Planning Authority's (LPAs) Development Plan. In the case of Tatenhill Parish, this is the East Staffordshire Local Plan (2006) plus Minerals and Waste Plans produced by Staffordshire County Council. Once submitted to ESBC, the Tatenhill Parish Neighbourhood Development Plan (TPNDP) will be subject to public examination and finally a local referendum before being made, as a part of the Development Plan for East Staffordshire.
- 1.2. The government is financially supporting over 200 'Frontrunner' projects to help produce the first TPNDPs and provide guidance and insight for other communities and local authorities wishing to undertake their own. Tatenhill Parish Council, as the qualifying body, won its bid to undertake a 'Frontrunner' project in Summer 2012. The designated 'neighbourhood area' is the Tatenhill Parish area. The Parish Council wished to involve the community to the greatest degree possible and jointly with the Tatenhill Parish Community Group, which has previously published the Parish Plan, established a Working Group to oversee the project and make recommendations on the content of the TPNDP. The Community Group would then make observations on these proposals prior to the finalisation of the Submission Draft by the Parish Council.
- 1.3. TPNDPs are to be shaped by and produced for the local community. The role of the Steering Group is to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their TPNDP and devise policies to tackle local issues.

### ***Status of the TPNDP***

- 1.4. Once made, the TPNDP will form part of the Development Plan at the local level alongside the adopted East Staffordshire Local Plan. It will be used to determine applications in accordance with Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of Planning applications 'must be made in accordance with the Plan unless material considerations indicate otherwise'.
- 1.5. The TPNDP must be in broad compliance with the East Staffordshire Local Plan. The TPNDP plan period covers 2012 – 2031. This period has been chosen to coincide with that of the emerging East Staffordshire Local Plan.

## ***Developing the TPNDP***

- 1.6. The TPNDP has been prepared for the Tatenhill Parish community by the Tatenhill Parish community. This document is the product of an intensive programme of consultation and community events held over the course of a year. Each stage of the project has evolved from the needs and wants of the community, Steering Group and Parish Council. Our consultant team have then translated this into a formal Planning Policy document and their interpretation checked and double-checked with the community at each stage along the process.
- 1.7. The table below provides a brief outline of the community consultation events held, for more detail please read the full Consultation Report:

Event	Brief Description	Date	Venue	Attendance
<i>Issues and Options Workshop</i>	To introduce the TPNDP project, discuss Issues and Options and to start to formulate the Vision and Objectives.	14/11/2012	Tatenhill Memorial and Thanksgiving Hall	40
<i>Capacity Building: Youth</i>	A targeted session to teach younger residents about the TPNDP and what Planning is and to seek their views on the issues facing their Parish and possible solutions.	22/11/2012	St George's Park	16
<i>Capacity Building: Women's Institute</i>	A targeted session to equip attendees with knowledge and understanding of the TPNDP and the Planning process.	28/11/2012	Tatenhill Thanksgiving and Memorial Hall	9
<i>Capacity Building Workshop</i>	To equip attendees with knowledge and understanding of the TPNDP and the Planning process.	06/12/2012	All Saint's Primary School Hall	11
<i>Development Charrette: Part 1</i>	To formulate policies to deal specifically with Transport, Services and Infrastructure issues identified in former sessions.	12/01/2013	All Saint's Primary School Hall	62
<i>Schools Workshop</i>	A targeted session to engage children in the project in a fun and interactive way whilst seeking their views on the Parish.	24/01/2013	All Saint's Primary School	20
<i>Development Charrette: Part 2</i>	To formulate policies to deal specifically with Housing, Employment and Leisure issues identified in former sessions.	16/02/2013	Tatenhill Memorial and Thanksgiving Hall	50
<i>Draft TPNDP launch</i>	To launch the first draft of the TPNDP for public consultation.	09/10/2013	Tatenhill Memorial and Thanksgiving Hall	28
<i>Six week's consultation plus extension</i>	Six weeks of public consultation on the draft TPNDP document. This period of consultation was then extended to the 10 <sup>th</sup> January resulting in a 13 week period of consultation (including the Christmas period)	09/10/2013-10/01/2014		
<i>Roadshow</i>	Roadshows were run by members of the Community Group on the four Saturdays following the launch in October.	12/10/13, 19/10/13, 26/10/13, 02/11/13	Rangemore Club, Tatenhill Memorial and Thanksgiving Hall and All Saints Church Rangemore	

- 1.8. In order to determine the requirement for housing and the number of new homes the TPNDP should promote, ESBC requested that a Housing Needs Survey (HNS) be conducted. This involved compiling, distributing and analysing a questionnaire for residents to fill out and return. The results were then collated and analysed to provide an insight into figures for growth of the parish.
- 1.9. To identify sites that were available, suitable and deliverable to supply this need, a Call for Sites was opened to encourage residents and local landowners to suggest or bring forward possible sites for development. All suggested sites were received directly by the consultants and objectively assessed. This information is available in the background documents.
- 1.10. Once a draft set of policies had been written and compiled, the draft TPNDP was the subject of a period of public consultation where the community, local stakeholders and statutory consultees were given access to the TPNDP and their feedback sought. This period of consultation was later extended to ensure that the whole community had the opportunity to submit their comments taking the total period of the consultation to 13 weeks. During this period four roadshows were held to take the draft TPNDP to the community.
- 1.11. Throughout the development of this TPNDP there has been a continuous Sustainability Appraisal conducted by independent specialists. This has been a crucial 'check' to ensure that all work within the project has been compliant with National and Local Policy as well as ensuring that the vision, objectives and policies do not conflict with one another.

## 2.0. Background to the Parish

- 2.1. Tatenhill Parish is situated within the Borough of East Staffordshire, in the heart of the Staffordshire countryside, within the National Forest. The nearest town is Burton-Upon-Trent, located three miles from the parish and Birmingham is roughly 45 minutes away by car.
- 2.2. The Parish contains two villages, Tatenhill and Rangemore. There are also settlements at Rangemore Hall, Wilmore Lane and Tatenhill Common. The 2011 Census recorded 316 dwellings and 762 parish residents (National Statistics, 2013).

### ***Socio-Economic Profile***

- 2.3. Compared with borough and national figures, Tatenhill Parish has a slightly higher than average mean age (over 41 years). However, almost a third of the population are aged between 45 and 59. This has implications for the future demographics of the Parish as in ten years a large proportion of residents will be of retirement age. The majority of residents are of white British origin with a low representation of other ethnicities.
- 2.4. The Parish is characterised by a significant number of self-employed people and low levels of unemployment. The Parish Plan survey indicates that there is a high proportion of self-employed residents working from home. However, for those that work elsewhere, the average distance travelled to work is further than the national average - some 20 miles. This supports evidence to suggest that there are high levels of commuting out to the larger urban centres of Derby, Nottingham and Birmingham.
- 2.5. Housing provision within the parish largely consists of family sized dwellings with a high instance of larger homes, (Tatenhill Parish Survey, 2011). Census data shows that whilst houses are larger, the number of people living in each home is consistent with national and borough averages. The percentage of socially rented households within the area is much lower than the borough and national averages.

### ***Landscape***

- 2.6. The parish landscape is characterised by scattered pockets of woodland and dense vegetation, a remnant of the former Needwood Hunting Forest. These are interspersed with brooks, streams and farmland. The area is covered by the National Forest designation, but otherwise does not include any protected or specialist landscape designations.
- 2.7. The parish sits astride the edge of the mid-Staffordshire plateau and the Trent Valley. As such, much of the land falls within the settled plateau farmlands (enclosed relatively late in history) and the steep sloping countryside between the flat Trent flood plain and this plateau.

- 2.8. As a result of the area's low population, the landscape is sparsely populated beyond the villages with a small number of farmsteads, agricultural worker dwellings and converted barns sitting within the pastures and woodlands.

## ***History and Conservation***

- 2.9. The Parish contains many historically important features including a number of listed buildings, archaeological and other historical assets. The centre of both Tatenhill and Rangemore villages are both designated Conservation Areas due to their history and architectural character. Both villages have very distinctive and different characters formed over time in response to their landscape setting, history and ownership.
- 2.10. East Staffordshire Borough Council in partnership with Tatenhill Parish Council recently commissioned the review of Tatenhill and Rangemore Conservation Areas, both lie within the Tatenhill Parish boundary, and designated Neighbourhood Area. Two new Conservation Area Appraisal and Management Plans were produced in 2013. These have fed into the development of this Neighbourhood Plan. Importantly the new documents set out the need to slightly increase the size of both Conservation Areas to include the setting of the villages. The new appraisals also highlighted the need to improve the public realm in both villages and the protection of key open spaces and views.

## ***Employment and Services***

- 2.11. The villages and their hinterland are served by two Churches (in different Church Parishes), a public house, the Rangemore Club and the well reputed All Saints Church of England Primary School. There are few shops or businesses operating from the villages, and a number of the farms have been converted in to housing.
- 2.12. There has been some local rural diversification in recent years, with agricultural buildings being used for a nursery school and other business uses such as the Byrkley Park garden centre. There are few public transport connections, with a bus visiting Tatenhill only three days per week.
- 2.13. Due to the rural nature of the parish, its villages are relatively inaccessible by public transport and it is therefore unsurprising that levels of car ownership and commuting times are higher than average. Also within the parish lies the Tatenhill Airfield which offers employment opportunities, the National Football Training Academy (St George's Park) and Rangemore Hall.
- 2.14. The parish offers a wide range of sports facilities including the National Football Training Academy and the Rangemore Sports Field providing football and cricket facilities. In addition, there are facilities for rugby, bowls, fishing, snooker, martial arts and horse riding. Proposals to improve the sports and recreation provision of the Burton Rugby Club, by relocating it to the east of the Parish, have received planning permission.

## 3.0. Vision and Objectives

- 3.1. The community in Tatenhill have developed a vision to guide the development of this TPNDP. This progresses from the Parish Plan (prepared in 2009) and has been the subject of much discussion. The vision states:

**"Tatenhill Parish should aim to be a strong, inclusive and accessible community which supports the needs of new and existing businesses and residents of all ages. It should utilise its landscape, history, leisure and tourism assets including, where appropriate, sympathetic new development to offer a sustainable and thriving rural lifestyle."**

- 3.2. Visions are inherently easy to criticise as they tend to be viewed as being simplistic and idealistic. However, they serve a crucial role in clarifying objectives and focusing projects. Following the first Community Workshop with Tatenhill Parish residents and analysis of the consultation feedback, this vision has been developed using residents' hopes and aspirations for the future of their local area.
- 3.3. In order for a vision to be implemented and effective it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The TPNDP has arrived at seven objectives through consultation and engagement. TPNDP policies must then be able to deliver at least one of these key objectives.
- 3.4. The objectives have been subjected to an independent sustainability assessment which concluded that in most cases there would be no conflict with local and national policy. It also considered and anticipated conflict between objectives. In developing detailed policies and Plans the advice has been considered to ensure that conflicts are removed and the objectives deliver the vision.
- 3.5. The eight objectives set out below are in no order of priority:

1. Services and Facilities

**The TPNDP should preserve existing services (including schools and churches) and support the establishment of new accessible local services and community enterprises, in both Rangemore and Tatenhill villages, which meet the needs of the whole community.**

2. Cultural Landscape

**The TPNDP should seek to preserve and enhance local landscape features including but not limited to, the Conservation Areas, the National Forest and the rural gaps between the developed areas in the parish and the Burton urban area which is proposed to extend to the Parish boundary.**

## 3. Biodiversity and Ecology

**The TPNDP should seek to preserve and enhance the parish's biodiversity, through supporting the retention, creation and improvement of the blue and green infrastructure networks, including woodland, hedgerows and streams.**

## 4. Traffic and Transport

**The TPNDP should introduce sympathetically designed traffic calming measures into both villages which are designed to accommodate improved parking and speed reduction, whilst creating an attractive and useable public realm for pedestrians and cyclists.**

## 5. Sustainable Access

**The TPNDP should increase the number and quality of routes using sustainable modes (bus, foot and cycle) within the parish, between Burton-Upon-Trent, and to the surrounding villages, including safe routes to schools, shops and services.**

## 6. Leisure and Tourism

**The TPNDP should recognise the range of leisure sporting and landscape assets (including the National Forest) and seek to enhance public enjoyment of these whilst supporting proposals for open and inclusive new leisure and tourism developments.**

## 7. Sustainable Residential Development

**The TPNDP should provide new, small scale, opportunities for residential development within the parish to support local housing need that are well related to the villages and are of a high quality and contextually responsive design.**

## 8. Sustainable Economic Development

**The TPNDP should promote development proposals for increased economic activity appropriate to the rural nature of the parish, by encouraging small scale opportunities in sustainable locations, including live-work, conversions, and farm diversification which make the most of local tourism assets.**

## 4. NP Policy Overview

**4.1.** The following table (Table 4.1) demonstrates clearly how all of the policies set out in the TPNDP meet the objectives set out in Chapter 3. In all cases the policies developed should address at least two of the objectives, however, there are some very specific policies designed to deliver the targeted and specialist elements of the objectives.

**Table 4.1.**

	Objectives to be addressed							
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
<b>Strategic Policy:</b>								
SP1 – Settlements	✓						✓	✓
SP2 – Landscape Features		✓					✓	
SP3 – Contextually Responsive Design		✓					✓	
SP4 – Sustainability and Climate Change	✓		✓	✓	✓		✓	✓
<b>Housing and Employment</b>								
HE1 – Parish Housing Strategy	✓						✓	
HE2 – Local Housing Needs	✓						✓	
HE3 – Employment and Retail	✓							✓
HE4 – Airfield	✓							✓

# Tatenhill Neighbourhood Development Plan

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<b>Recreation and Tourism</b>								
RT1 – Footpaths/Bridleways/Cycle paths (Including safer routes etc.)				✓	✓			
RT2 – Designated Trails (Gyms, Heritage)					✓	✓		
RT3 – Recreation and Sports Pitches	✓					✓		
RT4 – Tourism and Visitor Assets						✓		✓
<b>Landscape and Countryside</b>								
LC1 – Key Views and Vistas		✓						
LC2 – Local Green Spaces		✓						
LC3 – National Forest and Green and Blue Infrastructure		✓				✓		
<b>Design and Conservation</b>								
DC1 – Design in Conservation Areas		✓					✓	✓
DC2 – Front Boundaries		✓					✓	
<b>Infrastructure</b>								
IN1 – Community Buildings	✓					✓		
IN2 - Traffic Calming				✓	✓			
IN3 – Public Realm in Villages	✓			✓	✓			

## Tatenhill Neighbourhood Development Plan

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- 4.2. Policies have been grouped into broad categories but it is expected that sustainable development may address policies within many of the categories. All planning decisions will be subject to the Strategic Policies SP1 - 4.

## The Policies

## 5. Strategic Policies (SP)

- 5.1. The strategic policies in this section are designed to be applied when ESBC consider any planning application submitted within the designated TPNDP area. These policies are necessarily broad in their scope and represent the community's aspiration for delivering sustainable development within their parish.
- 5.2. These policies cover the locational requirements for new development, their effect on the landscape and the townscape as well as more administrative matters such as the criteria against which all application will be judged.
- 5.3. The policies focus their development on the two local villages of Rangemore and Tatenhill with a strong focus on ensuring that new development preserves and enhances the landscape setting and local design features. The community have also expressed a keen desire to support renewable energy as part of new development or as a development in its own right.

## SP1 – Settlements (General Principles of Development)

***The settlements of Tatenhill and Rangemore are to be the focus of new development within the parish. These villages are to be promoted as community hubs and any development that occurs should contribute to reinforcing the role of Tatenhill and Rangemore. Development which actively contributes to improvement of Parish services, infrastructure and community facilities will be supported. Where opportunity exists infill development will be supported.***

- 5.4. The community and Parish Council are in support of limited new development within the villages. This reflects a belief that development is necessary to ensure that these important villages are to be socially, economically and environmentally sustainable both now and in the future. The TPNDP also recognises the fact that these villages have a distinct character that would be undermined by significant new development.
- 5.5. The TPNDP also recognises the desire to focus development within these areas rather than to have development throughout the countryside, thus making the most of the opportunities and benefits it can deliver. Much of this should be delivered as infill development where possible. The community wish to focus development on these villages as part of their ongoing strategy to support and enhance the range of services in these villages.

## SP2 – Landscape Features

***There is high value placed on the parish's landscape setting as an integral natural and historic environment resource. New development outside of the villages will be subject to meeting the following criteria in order to protect and enhance the landscape character:***

- 1. Views enclosed by woodland should be retained / enhanced / created;***
- 2. New boundaries should utilise softer features such as tree lined native hedges where possible;***
- 3. Scattered trees, farmsteads and copses are common landscape features and should be replicated as part of any design;***
- 4. Hedges, and the field patterns they create, are important and reflect the local historical context and therefore should be preserved unless there are exceptional reasons why this cannot be done, in which case replacement planting will be required; and;***
- 5. The landscape includes a number of valleys which are important green corridors containing brooks and trees – these should be connected to new green infrastructure within developments where possible to enhance biodiversity.***

- 5.6. Development outside of the villages of Rangemore and Tatenhill is restricted by Policy at the national and Local Plan level and by SP1. However, there are exceptions where it will be acceptable, such as applications for agricultural and forestry uses, leisure, tourism and even the delivery of affordable housing and employment opportunities.
- 5.7. The criteria set out in this Policy reflect guidance contained in the Joint Character Areas, by Natural England, and specifically the findings of the Tatenhill Parish Design Guide which explored some of the key characteristics of the landscape that were highly valued by the community. As a result the Policy above sets criteria that new development should meet to comply with the recommendations found within these documents specific to this parish rather than the borough as a whole. Trees and hedgerows feature heavily within the Policy to reflect the goals of the National Forest which covers the entire parish.

- 5.8. Both this Policy and subsequent policies seek to introduce new native planting throughout the parish to contribute to these goals. Enhancement of existing hedgerows and trees and other natural features is also considered important.

## SP3 – Contextually Responsive Design (design that fits in with its surroundings)

***Development proposals should be designed to fit in with their surroundings. Proposals should take into account the East Staffordshire Design Guide 2008 and the Tatenhill Parish Design Guide. Development will be supported, subject to it being part of a high quality, contextually responsive design, and subject to the other policies of this Plan.***

- 5.9. The community have highlighted that the design and look of new development was a key issue when the Parish Council produced the Tatenhill Parish Plan in 2009. As a result the previously prepared Parish Design Statement (2012), covering the whole Parish, was adopted by the Parish Council and the ESBC as a daughter document to their Design Guide SPD. This Policy takes forward the recommendations of that Policy and frames them in an overarching design Policy for the parish.
- 5.10. The Policy demonstrates that the community is keen to encourage contextually responsive design, especially in the villages and the Conservation Areas. The Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore have also highlighted the need to deliver contextually responsive design and provide some detailed analysis as to the unique characteristics of each village.
- 5.11. Applicants proposing new development are encouraged to study both documents and use them to demonstrate how proposals accord with the above Policy. Applications within rural areas which reuse rural buildings should seek to retain the landscape character of the rural setting. Specific guidance is provided in Policy HE3.
- 5.12. Over the past 20 years some very poor quality extensions and roof alterations have undermined the character and appearance of the villages. Whilst the community and the Parish Council remain in support of residents wishing to make the most of their homes it is important that this is done sensitively. Further guidance can be found within the Tatenhill Parish Design Guide which includes pictorial references.

## SP4 – Sustainability and Climate Change

***The TPNDP supports development proposals which take the opportunity to mitigate and/or reduce the impact of climate change and attempt to uphold the principles of sustainable development as set out in the NPPF.***

***Subject to the other policies of the Plan, sustainable buildings and sustainable forms of construction will be supported. Proposals should seek to maximise energy efficiency. They should demonstrate that consideration has been given to:***

- Suitable design and construction techniques;***
- Promoting suitable layout, orientation and massing of development;***
- Internal design and materials;***
- Insulation and;***
- On site renewable energy generation technology.***

***Applications for renewable energy infrastructure will be given favourable consideration where they are in compliance with other relevant development plan policies. Community led schemes will be supported subject to their compliance with wider design and conservation policies within the TPNDP.***

5.13. The community consider that ensuring that new development is sustainable and seeks to tackle the effects of climate change should be high on the agenda, in accordance with the NPPF.

5.14. As such the strategic Policy above seeks to deliver the community's aspirations to ensure that new buildings are sustainably designed and constructed. It is accepted that technologies will change and techniques used to measure 'sustainability' will change over the Plan period and therefore the criteria based Policy above places the onus on applicants to demonstrate, through recognised means, how they have considered the wider sustainable construction of their buildings and places.

- 5.15. The community are in support of the use of renewable energy as part of addressing the overall climate change agenda but are increasingly concerned about the impact that some technologies will have on the visual qualities of the Conservation Areas and the landscape.

## 6. Housing and Employment (HE) Policies

- 6.1. The community recognises the importance of accommodating housing and employment opportunities over the Plan period in order to support the overall sustainability of the two villages. Therefore the policies assume a focus on the two villages within the Parish.
- 6.2. Housing requirements for the Neighbourhood Area have been determined further to consideration of a variety of information and through consultation. These have included local surveys and taking into account available information relating to the emerging East Staffordshire Local Plan. The policies seek to provide for identified local needs in relation to starter homes and elderly persons accommodation.
- 6.3. Turning away from the villages, this section also includes a Policy to address the reuse of farm buildings within the wider Parish. The community has highlighted the importance of these structures to both the heritage and landscape character and wishes to preserve them in longer term economic activity and employment. However, the community recognises that these cannot always be delivered easily and, subject to viability, mixed use and affordable housing led schemes may be appropriate uses.
- 6.4. Finally, this section has a Policy specifically for Tatenhill Airfield. As a current employment site (supporting a range of industries from aerospace to logistics) the community wishes to retain and enhance employment uses on this site. Whilst care will need to be taken to ensure that amenity of nearby residents is protected, a wide range of uses is supported.

## HE1 – Parish Housing Strategy

*The TPNDP supports the development of approximately 25 dwellings (comprising conversions) and new build) over the plan period.*

*Development will be located in accordance with the following spatial strategy:*

- *Approximately 10 focused on Tatenhill village;*
- *Approximately 9 focused on Rangemore village;*
- *Approximately 2 focused on Tatenhill Common; and*
- *Approximately 4 elsewhere within the rural areas of the parish.*

*Development proposals which meet other policies of the Plan and demonstrate one or more of the following will be supported:*

- *Within the villages of Tatenhill and Rangemore, sites should be within walking distance of existing facilities and services;*
- *Seek to re-use previously developed land or buildings;*
- *Are located on an infill site within the villages of Tatenhill and Rangemore;*
- *Provide, contribute to or facilitate community benefits which are required within the Parish or an appropriate part of the Parish, a list of which can be found in Appendix 1.*

*Sites adjacent to the existing villages will only be considered if no previously developed or infill sites are available and proposals meet the tests set out in the strategic policies of the Plan.*

*In all instances, applications for more than 6 dwellings in Rangemore village on any one site and 6 dwellings in Tatenhill village on any one site will not be permitted .*

- 6.5. The community wished to strike a balance between supporting sufficient residential development to ensure that the parish responded to local needs in terms of providing new homes for young people (first time buyers) as well as ensuring that housing was available for those who wished to move to smaller, single storey accommodation as they became older. The Parish Plan (2009), the Housing Needs Survey (2013) and the consultation alongside the TPNDP process highlighted this as important.

- 6.6. The Policy above is carefully designed to ensure that the number of overall dwellings proposed would not undermine the character of the two principal settlements of Rangemore and Tatenhill, by adding too many new dwellings over the Plan period. In addition a limited number are allowed for at Tatenhill Common. However, overall the policies ensure that there is a recognition of the distinct difference in the qualities and needs between the villages and the countryside.
- 6.7. In support of Policy SP1 the Policy again recognises the importance of delivering infill sites in the first instance by requiring applicants to demonstrate that they are proposing to build on an infill site, or that no other infill sites are available.
- 6.8. The size of any one development is also limited, ensuring that the number of dwellings is disaggregated throughout the settlements and is not delivered on one or two sites. These limits are in direct response to comments from the community.
- 6.9. **The plan supports the reuse of redundant and disused buildings which are spread throughout the parish and in the core of the village. Much of this is now considered deliverable through prior notification or permitted development rights, but should be counted towards the overall housing targets.**

## HE2 – Local Housing Needs

***The TPNDP will look favourably on new development which meets identified local needs for both open market and affordable homes.***

***These local needs include:***

- In Rangemore village, up to 3 elderly persons dwellings (ground floor or single storey), a single dwelling for a disabled person and up to 3 starter homes.***
- In Tatenhill village, up to 4 elderly persons dwellings (ground floor or single storey) and up to 4 starter homes.***

***Affordable housing should be negotiated in accordance with the targets set out in the most up-to-date Local Plan with a target of 30% designed to meet identifiable local need.***

6.10. This Policy is designed to work in partnership with both SP1 and HE1 and will help ensure that the community's aspirations in terms of the type and tenure of housing is delivered. There is a strong focus on local need within this Policy. It is considered important that the housing delivered should be for local people (who live and work within the Parish) in the first instance.

6.11. Affordable housing is delivered in line with the provisions of the current Local Plan with a target of 30% to be delivered (subject to other exceptions as set out within that plan). It is anticipated that this would deliver approximately 7 – 8 dwellings over the plan period which helps to meet the needs outlined in the HNS and other surveys, whilst maintaining a vibrant and balanced community.

## HE3 – Employment and Retail

***New employment and retail opportunities including, but not limited to, Shops, Financial and Professional Services, Restaurants, Cafes, Bars and Takeaways will be supported within the villages of Rangemore and Tatenhill, subject to compliance with SP1.***

***Outside the settlements there is a presumption in favour of business and leisure uses and retail proposals will be resisted unless it can be demonstrated that they are ancillary to an existing use or a local facility.***

- 6.12. There is scope for new employment and retail uses within the settlements and a number of buildings and sites which could accommodate such alternative uses, including many of the existing community facilities such as the Rangemore Club, the churches and Village Hall. Such uses may include, but are not limited to shops, cafes, offices and artisan workshops. Outside the villages, retail development should be restricted as access to these services would be more limited.
- 6.13. New residential development should encourage work/live facilities and arrangements through the incorporation of appropriate and adaptable rooms within dwellings - such as rooms with a higher number of phone and plug sockets, greater storage space, moveable screens and rooms that can be used as designated study spaces. A higher than average number of residents within the villages already live and work from home reflecting a national trend and this should be supported to reduce peak traffic flows.
- 6.14. Combined with effective broadband, the provision of such facilities will do much to promote Tatenhill as a more sustainable Parish where people will be better equipped to work from home. A further benefit would be the encouragement of new business start-ups and to assist this, the Parish Council and its partners will continue their efforts to bring about more effective and efficient broadband services into the area.

## HE4 – Tatenhill Airfield

***The TPNDP supports the development of business facilities at Tatenhill Airfield. In considering applications for employment uses on the Airfield site, the Neighbourhood Plan offers particular support for high tech engineering and aerospace industries associated with the use of the site as an airfield.***

***The growth of use at Tatenhill Airfield for other aerospace related industries and appropriate leisure uses is supported, subject to compliance with SP1 and noise impact assessments. Large scale growth of air traffic or any residential development on this site would not be supported by the TPNDP.***

- 6.15. The Tatenhill Airfield is a valuable employment resource within the parish. The site is also home to pilot training facilities, adventure day experiences and also offers a number of services related to the maintenance and servicing of aircraft and aircraft parts.
- 6.16. The TPNDP wishes to support this continued use as a valuable source of economic activity and employment within the Parish subject to ensuring that amenity and traffic safety is maintained. The TPNDP seeks to preserve the existing high-tech aerospace uses and encourage new specialist uses. Any development will have to demonstrate its compliance with [Policy SP1](#) and [other development plan policies](#).
- 6.17. Future growth at the airfield should be limited to uses outlined above or recreational uses. Applications for outdoor leisure such as paintballing, go-karting or similar activities including parachuting and training schools may be acceptable; however, again these are subject to the strategic policies, specifically Policy SP1 and ESBC Local Plan policies on the natural environment.

## 7. Recreation and Tourism (RT) Policies

- 7.1. Throughout the development of the TPNDP the community has been keenly aware of the opportunities presented to them by the surrounding countryside and considers it a key asset to be preserved and enhanced. Many members of the community, especially those consulted as part of the Primary School and Youth Workshops placed a high value in outdoor sports and recreation within the parish.
- 7.2. The following four policies have been designed to offer direct planning guidance for the improvement and enhancement of access to the countryside for recreational purposes, as well as improving facilities for sports and recreation. The youth groups were keen to see the inclusion of heritage trails and outdoor gyms as part of the Plan, whether delivered by development cross-subsidy or through other investment. The lack of an outdoor children's play facility in Tatenhill, and the protection of the excellent facility in Rangemore were also key issues identified that the TPNDP seeks to address.
- 7.3. Short-stay and day-trip tourism has also been seen as a key opportunity afforded by the Parish landscape, the heritage and recreational assets and the proximity of a number of larger tourist attractions including the National Brewery Centre, Tutbury Castle, Branston Water Park, Byrkley Garden Centre and St Georges Park. As a result, offering opportunities for visitor facilities are seen as a key element of diversifying the rural economy.

## RT1 – Footpaths/Bridleways/Cycle paths

***Support will be given for new development which seeks to improve footpath and cycle connections within the Parish.***

***Where it is considered viable and practicable, contributions will be sought from developments to deliver localised improvements. Developments may contribute by delivering new footpaths on or adjacent to their application site.***

***Developments which help secure new footpath and cycle links to key community facilities will be considered favourably, subject to the other policies of this TPNDP and the Local Plan.***

- 7.4. New development has the opportunity to improve connections for pedestrians and cyclists within the parish. There are currently areas in the villages which do not contain safe off-road foot and cycle paths for residents. This is more of a problem in Tatenhill than in Rangemore. Appendix 1 of the TPNDP shows some of the key projects that development may help deliver – specifically safer routes to school and public realm improvements.
- 7.5. The community are also keen to ensure that there are improved routes for pedestrians and cyclists between the two villages. Each have facilities that can benefit the other such as the Rangemore School or the Tatenhill Memorial and Thanksgiving Hall and ensuring sustainable links between the two is a key feature of the TPNDP.

## RT2 – Designated Trails (Gyms, Heritage)

***The TPNDP supports the improvement of existing outdoor recreational routes and trails which promote healthy living for Parish residents and the creation of new ones. This includes the provision of outdoor gym equipment, trim trails and obstacle courses as shown on the TPNDP Proposals Map.***

***Development that supports and contributes to the delivery of this Policy will be looked on favourably, subject to the other policies of this TPNDP and the Local Plan.***

- 7.6. Outdoor trails can be an effective way to encourage activity among children and adults. Health trails can consist of obstacle courses and equipment for walkers to climb on and travel across. Another popular option is the outdoor gym which uses weather resistant versions of traditional gym equipment (e.g. exercise bicycles, weights machines, rowing machines).
- 7.7. In some cases it may be appropriate to combine elements of Policies RT2 with Policy RT3 by placing such installations in or near to a new link, or alongside existing or future recreation and sports facilities. The community have indicated some potential locations on the TPNDP Proposals Map. The proposed play area at Tatenhill may be such a location (see Policy RT3).
- 7.8. Tatenhill Parish is home to a number of historical and archaeological features which have both local and national significance. Installation of Interpretation Boards at key points around the parish would act as an educational and tourism resource, in addition to linking local residents more closely to the historical development of their local area. The installation of Interpretation Boards has been a key element of the consultation on the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore as well as a feature of TPNDP workshops with the community.
- 7.9. The Parish Council will also seek to work with partners including the Borough Council, Developers and the National Forest to introduce heritage interpretation boards along and around these trails.

## RT3 – Recreation and Sports Pitches

***The protection and enhancement of existing recreation and sports facilities within the parish is considered important. Applications that lead to a loss of public open space or recreation facilities will be refused unless replacement facilities of equal or better quality are provided. It must be demonstrated clearly how any proposed new recreation or sports facility benefits local residents and promotes inclusive activities for local people and the wider community.***

***Therefore developments which support the delivery of play facilities in Tatenhill will be permitted, providing they comply with other policies in the TPNDP.***

- 7.10. The parish has good provision of recreation and sports pitches and the preservation and enhancement of these is seen as a key element of the TPNDP. Younger people within the parish are keen to have greater access to sport and recreational facilities and as such proposals that can offer improved access will be looked upon favourably.
- 7.11. The community wish to support the implementation of new facilities where they will benefit both the people of the parish and the wider community. Community benefits may include, but are not limited to, reduced membership/pitch rental prices for parish residents, workshops with the parish school or events to encourage residents to take up a sport.
- 7.12. There is a requirement for a new play facility within Tatenhill village as its population is in excess of the National Playing Fields Standards that requires children's play facilities. A triangle of land associated with Mill House, situated to the south of the Tatenhill Memorial and Thanksgiving Hall, has been proposed as a suitable location by the community. The TPNDP will support developer or community proposals to bring this site forward, or other sites that are within the core of the village, for such a use.

## RT4 – Tourism and Visitor Assets

***The TPNDP supports development that preserves and/or enhances existing tourism assets including outdoor leisure, sports and recreational pitches and other schemes that enhance the parish's offer for walking and cycling.***

- 7.13. The Parish benefits from a number of key facilities which bring visitors and economic benefit into the area through leisure and tourism. The parish is a key designation for day tourism from the larger conurbations including those wishing to walk and cycle, as well as those visiting designations such as the Byrkley Park Garden Centre.
- 7.14. These key facilities are local businesses and make an important economic and social contribution to the parish. This contribution is recognised and highly valued by the TPNDP. The community agree that subject to consideration of the landscape, traffic and amenity impacts of such proposals (as outlined in the strategic policies), development proposals that preserve and enhance these facilities should be supported.
- 7.15. The community also recognise that tourism is a key element of rural diversification offering additional financial income for farmers and rural villages through the provision of new tourism assets, including but not limited to, holiday-lets, camping and caravanning. Schemes which introduce new opportunities for visitor and tourism economy would be looked upon favourably.
- 7.16. The installation of Interpretation Boards to engage passers-by (particularly walkers passing through the area) is also a key goal of the community.

## 8. Landscape and Countryside (LC) Policies

- 8.1. During the preparation of the Parish Plan (2009) and the Parish Design Guide (2012) the protection and enhancement of the Parish's countryside and landscape was highlighted as a key issue for local residents. Not only is this a living landscape with some Parish residents still working and farming the land but it is also a recreational asset for those living and working in the Parish.
- 8.2. The Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore have been important evidence behind the policies developed in the TPNDP. Ensuring that the villages' character is preserved and enhanced is in line with national and local policy. In addition, the National Forest designation of land within the Parish offers some very distinctive opportunities for the restoration and enhancement of the landscape and its recreational opportunities.
- 8.3. Many of the policies focus on preserving the setting of the villages, either through protecting key green areas or paddocks, the immediate landscape setting and in the case of Tatenhill its visual and physical separation from the Burton conurbation. All policies still rely on compliance with the Strategic Policies.

## LC1 – Key Views and Vistas

***The Neighbourhood Plan requires that all new development protects and/or enhances key views, vistas and gateways indicated on the Proposals Map as they are important to the setting and character of the Conservation Areas and the overall landscape character. Development which uses planting and buildings to frame these views will be looked on favourably.***

***These views and vistas should be protected from inappropriate development and landscape planting. The closing of views, excessive scale or mass at the edges of these views and planting of inappropriate species is to be avoided.***

- 8.4. Landscape strategies prepared for new developments must take into account key views, vistas and gateways at the design stage. The TPNDP has identified key views and vistas that are crucial in preserving and enhancing the setting of the two Conservation Areas. These are to be preserved and/or protected from inappropriate and obstructive development and/or planting.
- 8.5. Long distance views out of the parish, for example towards Battlestead Hill, should be protected from inappropriate development in order to maintain the existing relationship that the parish has with the surrounding landscape, key views are identified within the TPNDP Proposals Map.
- 8.6. Furthermore, the TPNDP seeks to protect native planting from intrusive and inappropriate species – guidance on this matter can be sought from the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore and from the Tatenhill Parish Design Guide.

## LC2 – Local Green Spaces

*The Neighbourhood Plan designates the following land as Local Green Spaces as shown on the accompanying proposals map. These green spaces are designated for both this plan period and into the future.*

*In Rangemore:*

- *Rangemore Recreation Ground and Bowling Green*
- *Land to the south of the church and the school*
- *Land to the rear of the Rangemore Club*

*In Tatenhill:*

- *Land to the north of Branston Road*
- *Land to the south of Branston Road*
- *Land to the South of Cedars, Main Street*
- *Land opposite The Old Rectory, Main Street*

*When development is proposed which has an effect on, or would result in the loss of, these Local Green Spaces, it will only be considered appropriate where it does not conflict with the openness of this land, and is for an appropriate use as defined under paragraph 89 of the NPPF.*

- 8.7. National Planning Policy Framework. Paragraph 77 sets strict criteria for the designation of these spaces. Appendix 4 includes a tabular assessment of the intrinsic qualities of each of these ‘spaces’ against the criteria set out in paragraph 77. These criteria may be summarized as: being within close proximity to the community; special to the local community; and not being an extensive tract of land. Appendix 4 sets out the justification for each designation in turn.
- 8.8. Paragraph 78 of the National Planning Policy Framework goes on to state local policy for managing development of these Local Green Spaces should be consistent with that of Green Belt policy. This policy reiterates the national policy test and requires development to be

considered ‘very special circumstances’ or to be an appropriate use. Guidance on this is set out in paragraphs 89 and 90 of the National Planning Policy Framework and is underpinned both in the 2006 Local Plan and the emerging Local Plan.

- 8.9. The policy therefore allows for agricultural and forestry uses, appropriate outdoor sports facilities, replacement of existing buildings, and appropriate redevelopment of brownfield sites. Other policies within the NPPF also ensure the protection of playing fields and parks. Collectively this offers a robust protection from inappropriate development on these sites.
- 8.10. In considering the designation of the Local Green Spaces the community has been mindful of protecting key pieces of land that are either used for recreation or have been identified as being important to the setting and character of the conservation area (within the recent reviews of the Conservation Area Appraisals and Management Plan for both Rangemore and Tatenhill). In addition, land has also been protected to ensure that there is a clear visual separation delivered between the village of Tatenhill and the Burton conurbation.

## LC3 – National Forest and Green and Blue Infrastructure

***The TPNDP supports the aims of the National Forest which include the planting of new woodland to preserve, enhance and restore landscape character and to provide additional recreational opportunities.***

***Overall, broadleaf woodland is to be re-established across the parish where appropriate. Development which promotes the National Forest objectives will be looked on favourably, subject to the policies of the Plan.***

***Subject to other policies of the Plan, the TPNDP supports planning applications which contribute towards the overall biodiversity and green and blue infrastructure network within the parish, including hedgerows, ponds and watercourses.***

- 8.11. The National Forest is an environmental project which aims to create a 200 square mile forest in the heart of England. The project combines environmental, social and economic objectives to create a recreational and ecological resource whilst promoting the regeneration of former mining areas and improving the quality of the landscape.
- 8.12. Resident support for the National Forest project has been high, with community groups bringing forward land to be forested. The whole of the Tatenhill Parish lies within the National Forest designation and land within the parish has been brought forward for inclusion, of particular note is the recently planted community woodland located to the south of Tatenhill village. Given the overall objectives of the TPNDP which is to encourage recreation and tourism opportunities, the National Forest and its objectives align with the TPNDP and offer opportunities for encouraging other complementary uses it seeks to promote.
- 8.13. In addition, this Policy seeks to ensure that the wider green infrastructure objectives are delivered as part of the new development. The Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore and the Tatenhill Design Guide acknowledged that the numbers of trees within hedgerows are falling and that landscape verges are being eroded. The Landscape Character Areas set out by Natural England (Joint Character Areas) also identify opportunities for landscape restoration and enhancement which the TPNDP supports.

## 9. Design and Conservation (DC) Policies

- 9.1. Tatenhill Parish produced a Design Guide for the villages and the surrounding landscape in 2012 following on from their Parish Plan in 2009 whereby the community gave great importance to the character and appearance of the parish. More recently the Parish Council and East Staffordshire Borough Council have also been involved in the review of the Tatenhill and Rangemore Conservation Areas with new appraisals being completed in July 2013.
- 9.2. As a result the policies in this section take the key conclusions and recommendations of these documents. Policy SP3 reflects many of the broad brush design ideas that came out of the Parish Design Guide, whilst policies within this section reflect the community's aspirations for sustainable, low carbon design and the preservation and enhancement of the heritage and conservation assets identified within the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore and more in-depth conversations with the community.
- 9.3. Policy DC1 draws together policies within the Tatenhill Parish Design Guide and the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore to provide a targeted Policy for the two Conservation Areas offering more detail beyond that contained in Policy SP3. The Policy seeks to offer new location-specific policy tests and does not repeat policy requirements at the national and local level that will still be required to be met. .

## DC1 – Design in Conservation Areas

**All new development should use high quality design and be contextually responsive and relate to the Conservation Area and settlement within which it lies. The following design features should be taken into account by all new developments:**

1. **In general, new residential developments should have active frontages, respecting the historic building line and be orientated to face the roadways and routes through the villages, with a setback increasing with the scale and height of the building;**
2. **New development, including extensions and backland development, should ensure that important glimpses and views out to the countryside are maintained;**
3. **New development should be appropriate in scale and mass for the local area;**
4. **New development should seek to deliver some of the locally distinctive details which are responsible for the area's character, including decorative roof details and finials, brick and stone banding and in many cases porches; and**

**The above criteria have been developed from the Tatenhill Parish Design Guide (2012). Proposals should consider the contents of this Design Guide alongside this policy.**

**Applications which fail to address the policy criteria where opportunity exists should be refused as it is considered that they do not deliver sustainable development.**

- 9.4. Ensuring high quality design within the parish is a key aim of the TPNDP and was considered important by the community. By requiring all new development to comply with specific design ‘codes of conduct’ it can be ensured that new development or alterations to existing properties add to, rather than detract from, the special local character of the parish.
- 9.5. The Tatenhill and Rangemore Conservation Appraisals and Management Plans and Tatenhill Parish Design Guide are key documents which provide guidance for new developments and alterations and extensions to existing Parish properties.

- 9.6. High quality design does not mean expensive design. It simply means focusing thought and consideration during the initial stages of the design process to ensure development makes a positive contribution to its surroundings.
- 9.7. The TPNDP will look favourably on new developments and alterations to existing properties which utilise good design and contribute to the protection and enhancement of the special character of the Parish settlements. The Conservation Area Appraisals and Management Plans for Tatenhill and Rangemore and the Tatenhill Parish Design Guide both offer a comprehensive resource to guide in the design of new development.
- 9.8. Tatenhill Parish is home to a number of both nationally and locally significant buildings and heritage assets. Both villages contain listed buildings (including some Grade II\*) which hold particular historic and aesthetic importance in addition to the collective value of buildings, recognised by their Conservation Area statuses.
- 9.9. All new development within the villages must complement, protect and where appropriate enhance both the Conservation Area and any affected listed buildings. Developments which do not complement and protect such assets will not be supported. This reflects the Listed Buildings and Conservation Act (1990) and the subsequent guidance contained in the NPPF.
- 9.10. Where wider benefits of a scheme are promoted by the applicant, these will have to be balanced against localised impact or issues. The Policy ensures that this debate can occur but the community should form an important part of the discussion. This ensures that conservation within the villages is community led and in line with guidance from English Heritage in their *Understanding Place Document (2011)*.

## DC2 – Front Boundaries

***Within the villages of Tatenhill and Rangemore, the removal of front boundaries (including hedges and walls) will be resisted in order to retain the integrity character and appearance of the Conservation Areas.***

***Where residents wish to include forecourt parking this should be limited to one space per two bed property and for properties with three or more bedrooms, two spaces. Openings should be the minimum that they need to be for safety and appropriate access. Full removal of front boundaries should be strongly avoided.***

- 9.11. Front boundaries have been identified within the Tatenhill Parish Design Guide and the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore as a key design feature important to the quality of both of the parish settlements.
- 9.12. In design terms, the loss of front boundaries is something that should be avoided. The TPNDP however, recognises that in order to ensure adequate and safe parking for residents and visitors, replacing gardens with front drives is the most suitable option. Therefore this Policy is a compromise between design and functionality of the village.
- 9.13. The Policy is considered to have struck a suitable balance by permitting the loss of only part of the front boundary and garden for parking where there is a demonstrable need, subject to compliance with the design guidance set out above.

## 10. Design and Conservation (DC) Policies

- 10.1. The following three policies are designed to complement the wider policies in the TPNDP by ensuring that community infrastructure (schools, churches and public houses) are supported by appropriate highways and transportation infrastructure. Not only are these policies concerned with physical infrastructure, but also wider less tangible issues such as 'community infrastructure or capacity'.
- 10.2. The community has been very concerned about the future of shops, services and facilities within the villages and the decline of these over the last 20 years. As a result, the TPNDP places great importance on the preservation of such facilities and has explored innovative ways of reintroducing lost services in a practical and flexible manner through temporary uses and diversification of existing facilities.
- 10.3. All policies stress the importance of the Parish Council, Borough Council and, where relevant, the Local Highways Authority, in working together to jointly promote proposals that can be delivered collectively when funding sources are identified or opportunity becomes available through development taking place.

## IN1 – Community Buildings

***The TPNDP supports the diversification of community buildings and associated land which is ancillary to their existing use, subject to other development plan policies, and their remaining easily accessible to either of the villages for pedestrians and cycles. Community-led schemes will be considered favourably.***

***Planning applications for buildings with a mixture of uses will be looked upon favourably.***

***Residential development of existing community, retail, tourism and leisure facilities will be strongly resisted unless it can be demonstrated that there is no long term prospect of the existing use being viable.***

- 10.4. Tatenhill Parish contains a number of community buildings which make a significant contribution to the distinctiveness and character of the local area. These buildings are, however, vulnerable to deterioration over time as their former uses become defunct or unviable.
- 10.5. The TPNDP therefore supports the re-use and diversification of some of these buildings for alternative uses in order to protect their important contribution to the Parish. Residential conversions will only be considered in special circumstances as outlined in Policy HE3.
- 10.6. The Community have the right under the Localism Act 2011 to bid for locally run facilities such as local shops and public houses. Whilst each circumstance will be sufficiently different it is important that the Policy supports their retention to ensure that the community have the opportunity to consider the opportunities for retention in community ownership.

## IN2 – Highways Safety

*The TPNDP will support development which seeks to deliver improvements to highways safety within the parish, and specifically within the Conservation Areas and outside of Rangemore School.*

*Traffic calming measures and landscape designs which define settlements, improve safety and influence driver behaviour will be encouraged. Such applications will be supported subject to compliance with other policies within the development plan.*

*Developer contributions, including the use of the Parish receipts from CIL, may be used to deliver these works. Appropriate contributions will be sought from planning applications for development (inside or outside the Parish) which are likely to increase traffic flows through routes and junctions within the Parish, to implement traffic calming measures where these are negatively impacted.*

- 10.7. The TPNDP is committed to the improvement of highway safety within the Parish. A number of measures will be put in place to address highways issues within and around the parish including the introduction of appropriate traffic calming features within the villages to slow down the speed of vehicles passing through, subject to compliance with other policies in the development plan.
- 10.8. The Parish Council and Borough Council will work closely with the Highways Authority to ensure that the features introduced are appropriate in both highways and conservation terms. Schemes around the school, key junctions and at gateways should receive priority funding.
- 10.9. Residents within the Parish are impacted negatively by speeding cars passing regularly through the villages. New development within and adjacent to the parish will undoubtedly increase traffic flows / congestion through the parish. As such this policy seeks to obtain appropriate contributions towards the delivery of these works where it can be demonstrated this is required.
- 10.10. After thoroughly discussing the issue and potential solutions, residents wish to introduce appropriate traffic calming features in order to discourage high speeds through residential

areas, especially at junctions, adjacent to public buildings and at the village gateways. Installation of gateway features, traffic calming features around the school and at junctions should therefore receive priority as outlined in Appendix 1.

- 10.11. A wider range of traffic calming features have been discussed. However, most require the installation of street lights, which residents are strongly opposed to. Gateway features at each village will remind drivers that they are entering a settlement and are expected to slow down. Where possible these may be considered alongside public realm improvements associated with Policy IN3.

## IN3 – Public Realm in Villages

***Where developments are proposed which front or take access from the existing public highways, schemes should ensure that the following criteria are met:***

1. ***That the interface with the public realm is clearly demarcated demonstrating a change from public to private land and;***
2. ***That any alterations or reinstatement to the public realm, including footpaths and roadways, are undertaken to preserve or enhance the quality of the existing public realm.***

***Schemes that enhance the quality of the public realm beyond the site will be looked upon favourably, subject to the other policies of the TPNDP and Local Plan. All developments should support public realm improvements and should actively promote walking and cycling routes.***

***Schemes which propose appropriate tree planting into the street will be looked upon favourably, subject to the other policies of the TPNDP and Local Plan***

10.12. Both villages within the parish are in need of public realm improvements. This need was identified as part of the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore. Pedestrians need to be given more priority within the street scene through the installation and improvement of footpaths and cycle routes. Pavements within the villages require improvements to make them more accessible for all users, including children and the disabled, helping to meet the sustainability aspirations of the vision and the objectives. Crossing points at key locations within the villages would provide safer routes for residents – particularly the young and the elderly. Funding and delivery of public realm improvements will be achieved by using contributions from new developments within the Parish as well as utilising other funding streams. The Parish Council, Borough Council, Highways Authority and developers will work collectively to ensure that appropriate schemes are delivered.

10.13. Using simple design solutions the public realm of both villages could be greatly improved. For example, using different coloured tarmac for crossings and key pedestrian routes, use of small

white posts to prevent cars from driving onto and damaging grass verges. Such design solutions however, would need to go hand in hand with other projects such as the improvement of parish walking and cycle networks and the encouragement of residents to use sustainable modes of transport.

10.14. Care must also be taken to ensure that appropriate measures are introduced that do not 'urbanise' the villages as residents are keen to retain the character of the area. It is important to ensure that as public realm schemes come forward they are collectively managed and maintained, and that schemes altering the public realm, following the implementation of any enhancement scheme, do not undermine the overall quality.

## Appendix 1: Capital projects (either from S 106 and CIL)

Project
Public Realm Improvements in Villages
Traffic calming in Villages
National Forest expansion
Play area in Tatenhill
New and improved footpath and cycle routes
Heritage Route and Trim Trail
Gateway Features
Improvement to Tatenhill Memorial Hall
Junction Improvements – Rangemore and Tatenhill Cross-Roads
Interpretation boards at the National Football Academy, Byrkley Park Garden Centre and in other key locations across the village
Improvements to Rangemore School Playground
Improvements and maintenance to both village churches, their grounds and facilities
Visual Improvements to the Rangemore Club car park

N.B. The projects are not in any particular order, and are not necessarily grouped by type or location. They simply reflect a list of benefits and improvements sought by the community through the planning and development process. It is recognised that different schemes will be delivered at different times by different types of development depending on its location and scale. The Parish Council and the Community Group should be consulted on all decisions relating to this list.

## Appendix 2: Glossary

Term	Definition
<b>Affordable Housing</b>	<p>Affordable housing is sub-divided into three distinct types of housing:</p> <ul style="list-style-type: none"> <li>• Social Rented</li> <li>• Affordable Rented; and</li> <li>• Intermediate Housing.</li> </ul>
	<p><b>Affordable Housing:</b> Social rented, affordable rented and intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.</p>
	<p><b>Affordable Rented Housing:</b> Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.</p>
	<p><b>Intermediate Housing:</b> Discounted Sale housing and Shared Ownership housing.</p>
	<p><b>Social Rented Housing:</b> Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).</p>
<b>Allocated sites</b>	<p>Allocated sites are identified on a Policy [Proposals] Map within a Local Plan and illustrate the delivery of spatial policies and objectives of planning authorities.</p>
<b>Brownfield site</b>	<p>A brownfield site is any land which is, or has previously been, occupied by a structure, with certain exceptions. The Local plan prepared by ESBC provides a full definition of these exceptions.</p>
<b>Community Infrastructure Levy</b>	<p>A charge levied by local authorities which raises funds from developers of land given planning permission for certain types of development, to be used for identified infrastructure projects in the Borough.</p>
<b>Conservation Areas</b>	<p>Areas of special architectural or historic interest within which it is desirable to preserve or enhance the character or appearance. Within conservation areas there is extra control over a range of planning and design matters.</p>
<b>Development</b>	<p>Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land. Most, but not all, forms of development require planning permission.</p>

# Tatenhill Neighbourhood Development Plan

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<b>English Heritage</b>	English Heritage are the Government lead advisory body on the historic environment. They have a statutory role in the planning system and are consulted where changes in the historic environment, caused by proposed development, is to occur.
<b>Environment Agency</b>	UK government agency concerned mainly with rivers, flooding and pollution that aims to provide public information. Their principal aim is to protect and improve the environment whilst promoting sustainable development.
<b>Green &amp; Blue Infrastructure</b>	Green Infrastructure is a network or collection of quality green and blue (water) spaces and other environmental features that interlink and serve both nature conservation and health & wellbeing purposes.
<b>Heritage Asset</b>	A building, monument, site, place, area or landscape identified as possessing a degree of significance warranting consideration in the plan making process resulting from its heritage interest. Heritage assets can include designated heritage assets and assets identified by the local Planning authority.
<b>Housing Needs Survey</b>	A survey which provides up-to-date information on the housing circumstances and aspirations of an area.
<b>Infill Sites</b>	Development which fills a gap in the continuity of existing building curtilages, normally residential, which normally adjoin on at least two sides, and development within a village area which would not involve outward extension. Infill schemes can in themselves only be complete schemes and cannot be the first stage of a large development.
<b>Landscape Character Area</b>	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.
<b>Local Plan</b>	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.
<b>Market Housing</b>	Open market housing is housing which has no occupancy restriction or legal tie and that can be bought by anyone.
<b>National Forest</b>	National Forest is a non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs (DEFRA). Helps to create forest that is sensitive to the surrounding landscape and environment whilst also working with rural businesses to promote participation.
<b>National Planning Policy Framework (NPPF)</b>	The NPPF is the Government's planning policy guidelines for England. It details how national policies are to be applied and implemented.
	Local and Neighbourhood Plans should take into account the policies of the NPPF in their preparation.
<b>Natural England</b>	Natural England is the Government's statutory adviser on the natural environment in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts

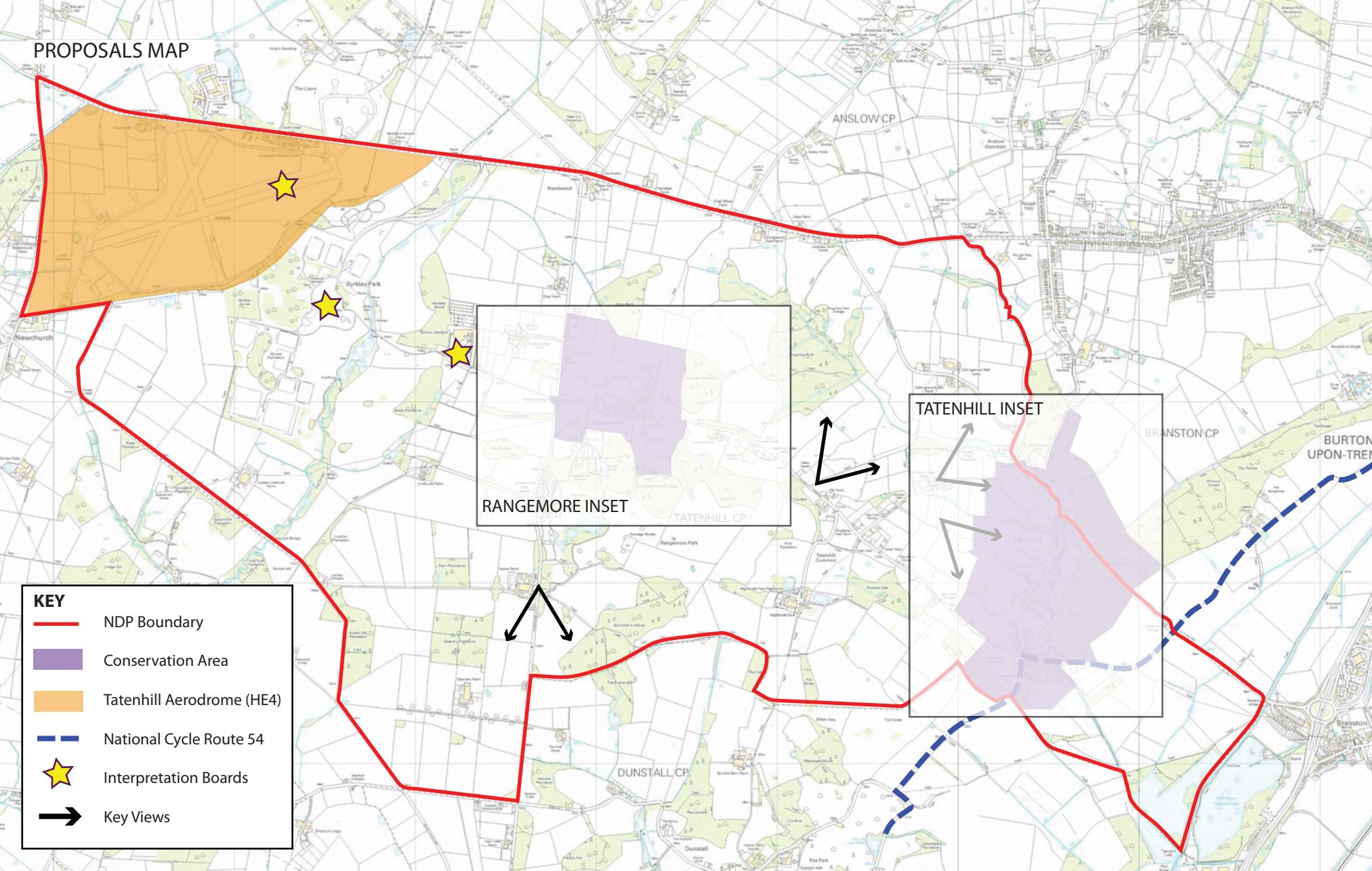
# Tatenhill Neighbourhood Development Plan

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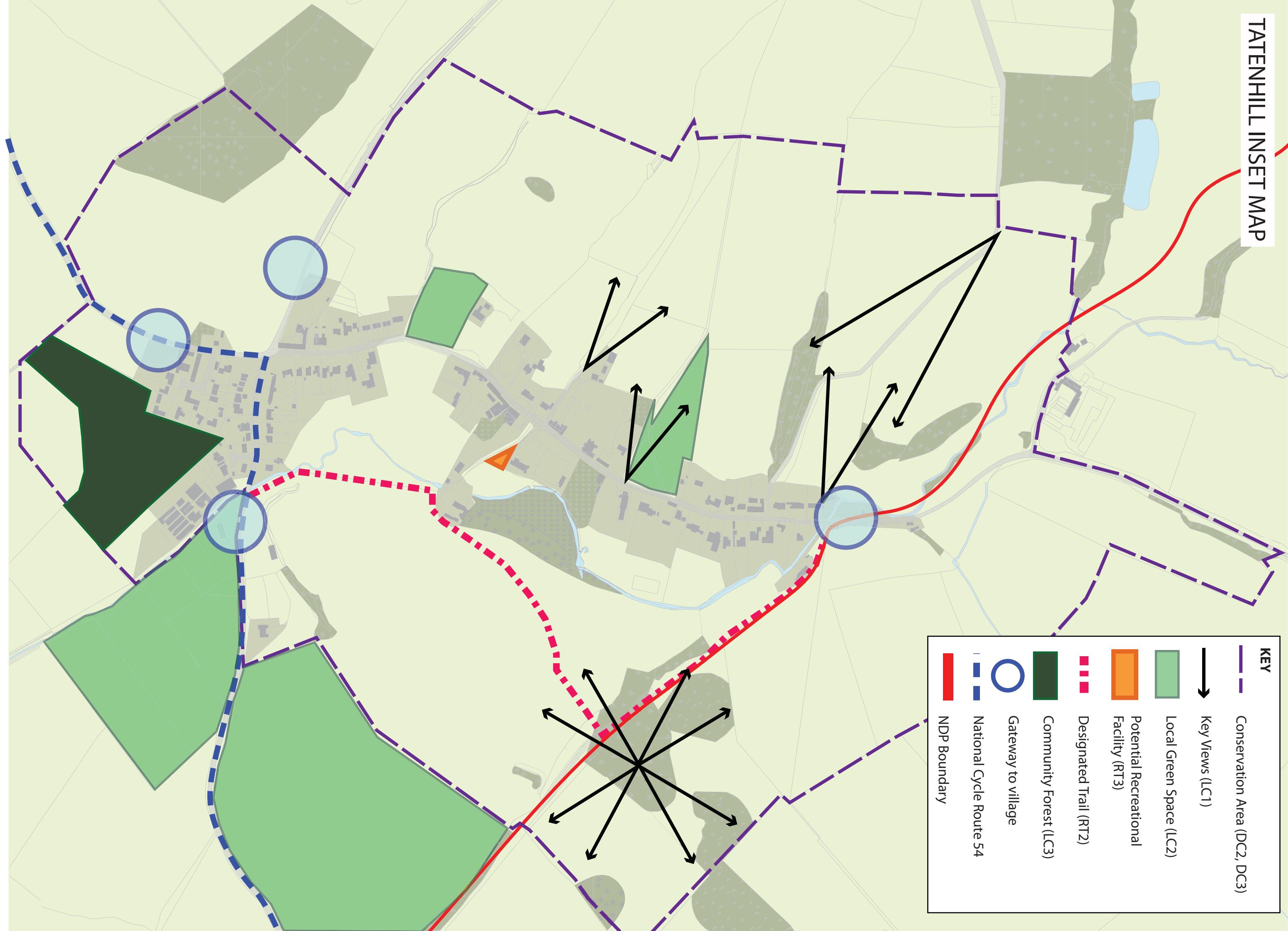
<b>Neighbourhood Plans</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications in that Parish.
<b>Parish Plan</b>	A community led Plan setting out the Parish's aspirations for the future. Alone, Parish Plans do not have statutory planning weight.
<b>Permitted Development</b>	Certain permission to carry out specified limited forms of development without the need to make an application to a local Planning authority. Granted under the terms of the Town and Country Planning (General Permitted Development) Order.
<b>Public Realm</b>	The space between buildings comprising the highways land, footpaths and verges.
<b>Shared Ownership</b>	Shared ownership is a type of intermediate housing (see affordable housing) providing opportunities for individuals who want to buy a property but cannot afford to. Typically, an initial share of the property is bought by the purchaser (typically between 25%-75%) and the balance of the cost of the property is paid as rent (paid to the housing association or developer). Combined, the monthly cost of the mortgage and rent is less than a 100% mortgage on the property alone. It may be possible with some schemes to increase or decrease the percentage share owned by the purchaser. On sale of the house the proceeds are divided as per the agreed percentage share.
<b>Shared Surface</b>	An urban design approach which removes the barriers between vehicle and pedestrian space by removing edges and restrictive features (such as road markings and pavements).
<b>Street Trees</b>	Street trees are trees in urban areas, promoted for their ability to provide a wide range of environmental, social and economic benefits.
<b>Sustainable Urban Extension</b>	Sustainable Urban Extensions are a form of major extension to a town or city which creates a more sustainable pattern of development. Typically, development results in development with a comprehensive range of community facilities and open space to avoid out-commuting elsewhere, together with good sustainable links to the existing facilities of the town, such as the town centre.
<b>Tatenhill Parish Design Guide</b>	Document adopted by Tatenhill Parish to provide design guidance for new development within the Parish. Provides detailed information regarding boundary treatments, public realm and the street scene whilst also providing guidance regarding new building works. Provides ESBC planning guidance with more detailed information.
<b>Use Classes Orders</b>	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes include Shops (A1), General Industry (B2) and Dwelling House (C3).
<b>Windfall sites</b>	Sites which have not been specifically identified, or allocated, in the production of the Local Plan for future development.

## Appendix 3: TPNDP Proposals Maps

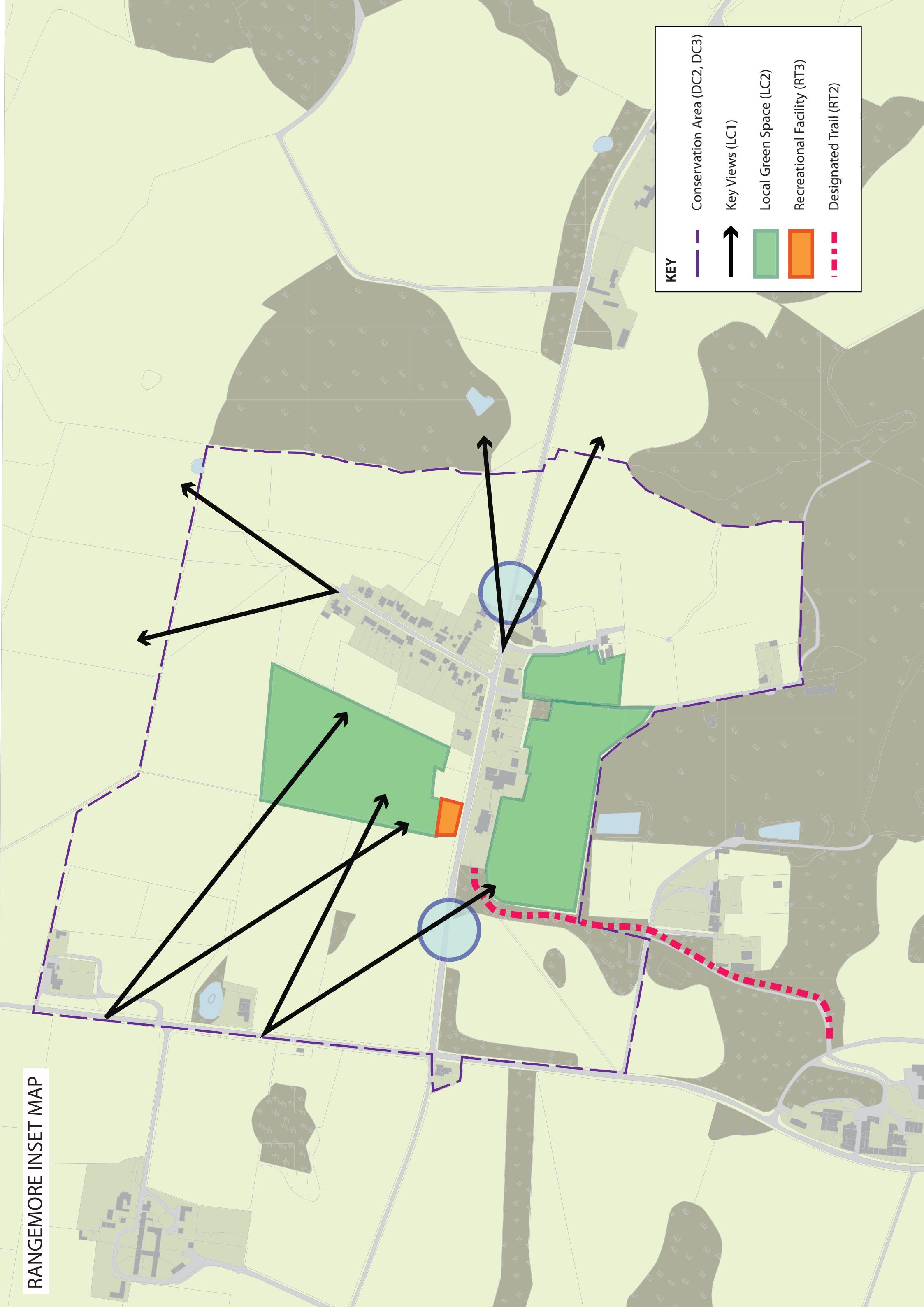
## PROPOSALS MAP



## TATENHILL INSET MAP



KEY	
	Conservation Area (DC2, DC3)
	Key Views (LC1)
	Local Green Space (LC2)
	Potential Recreational Facility (RT3)
	Designated Trail (RT2)
	Community Forest (LC3)
	Gateway to village
	National Cycle Route 54
	NDP Boundary



## Appendix 4: Local Green Spaces Justification Table

<b><i>Significance or rationale for designation of Local Green Spaces (Policy LC1) against NPPF paragraph 77*</i></b>				
<b>Name / Location of LGS</b>	<b>Proximity to community (Criteria 1*)</b>	<b>Local/Community Value (Criteria 2*)</b>	<b>Landscape, Historical, Recreational &amp; Wildlife Value (Criteria 2*)</b>	<b>Size Ha (Criteria 3*)</b>
<i>Recreation Ground &amp; Bowling Green, Rangemore</i>	Properties to the immediate east and on the opposite side of the road. All publicly assessable.	Clearly valued by the community. Includes a well-used collection of recreational facilities.	The designation is visually prominent from a number of key vantages. Including public footpaths and key community facilities, including the church. It forms part of the open aspects to the north of the village identified as part of the conservation area appraisal.  It has very high recreational value as playing fields, children's play facility and bowling club are all contained within this designation hence the slightly larger size. Includes some mature trees and historic hedgerows which form part of a settled landscape.	2.9
<i>Land to south of Church and School, Rangemore</i>	Directly behind a series of community facilities and behind a few properties. Can be viewed from public footpaths.	Identified as part of the consultation on the Neighbourhood Plan as being important to the qualities of the settlement.	The designation has some landscape value part of the views and vistas from the community facilitates to the wider landscape. The designation is important as it demonstrates a historical relationship between church, school (within the village) and the fish ponds (to the south) important for the historic development of the conservation area. Open area identified as part of the setting of the conservation area within the latest Conservation Area Appraisal.  The designation is currently used as grazing but has some value as enclosure is by a series of historic hedgerows and these include some mature trees. There are also possible green infrastructure links across this site from the woodland to the east, the fish ponds and the rear gardens and churchyard of properties on Tatenhill Lane.	1.7

\*Denotes where reference to the three criteria set out in paragraph 77 of the National Planning Policy Framework for the designation of Local Green Spaces

<b><i>Land to the rear of Rangemore Club, Rangemore</i></b>	Not directly adjacent to any property but within 50m of a number of residential properties and directly adjacent to the Rangemore Club. Flanked by public accessible routes / footpaths.	Identified as part of the consultation on the Neighbourhood Plan as being important to the qualities of the settlement.	This designation is sandwiched between two publicly accessible routes which means that it is visually prominent on rising land looking into the village from the south. The designation is identified as part of the setting of the conservation area, being important to the setting of the settlement.  Importantly the site has an important relationship with the Rangemore Club identified as an important heritage assets within the Conservation Area Appraisal. The land is currently used as grazing but has some value as enclosure by historic hedgerows and mature trees. These enclosure have some historic significance being part of the estate enclosure which is very much part of the wider landscape character.	0.4
<b><i>Land to the north of Branston Road, Tatenhill</i></b>	A single arable field adjacent to a few properties at the south / eastern edge of Tatenhill.	Opportunity to reinforce the community's strong desire to retain visual separation between Burton conurbation and Tatenhill Parish through and link the new community woodlands to Battlestead Hill.  ***A separate statement is provided following this table to support this point.	This is an important designation as it sits adjacent to the south-east boundary of Tatenhill village. The designation abuts the conservation area, and contributes to both its setting and that of Battlestead Hill. It offers part of a valuable green infrastructure link around the south-eastern edge of Tatenhill to link with the new community woodland.  This field offers the last remaining field separating the Lawns Farm Sustainable Urban Extension and the village of Tatenhill. The community value this visual and landscape separation as being of particular importance. The designation includes some substantial hedgerows and other elements of green infrastructure.	9.2

<i><b>Land to the south of Branston road, Tatenhill</b></i>	A single arable field which is on the opposite side of the road to the previous designation.	Opportunity to reinforce the community's strong desire to retain visual separation between Burton conurbation and Tatenhill Parish through and link the new community woodlands to Battlestead Hill.  ***A separate statement is provided following this table to support this point.	This piece of land is designated for similar reasons to its partner on the opposite side of Branston Road. However, in addition this piece of land is also designed as forming part of the Sports Hub as outlined in the emerging Local Plan which will serve the entire Burton area.  The designation has excellent green infrastructure links to the new community forest and also links down to the canal through the Rugby Club site. The site has a direct visual relationship with the conservation area and is considered to have some value in this regard as part of the overall setting of the conservation area and its relationship with the Trent Flood Plain landscape.	4.3
<i><b>Land to the south of Cedars, Tatenhill</b></i>	A single paddock, within the village envelope and surrounded on three sides by residential uses	Identified as part of the consultation within the Neighbourhood Plan as being important to the villages character.	The site is very visually prominent as you travel north through the village, occupying a clear relationship between the surrounding landscape and the built form. The Conservation Area Appraisal identifies this as an import site within the village envelope. The site includes a well-established hedge to Main Street along with a series of mature trees elsewhere in the hedgerows.	0.6
<i><b>Land opposite The Old Rectory, Tatenhill</b></i>	A single paddock sited within the village envelope and housing surrounds the site on three sides.	Identified as part of the consultation within the Neighbourhood Plan as being important to the villages character.	Visually prominent site, which rises away from Main Street. It has been identified as part of the Tatenhill Conservation Area Appraisal as being important to the setting and character of the conservation area. There is a strong visual relationship between this site and the Grade 2* listed Old Rectory on the opposite side of the road as well as to the overall collection of historical assets including Tatenhill Church.	1.0

### **\*\*\*Further information and justification for Local Green Space (LGS) sites at Branston Road, Tatenhill.**

#### ***Introduction***

At every stage of the community consultation, the impact of the large Sustainable Urban Extension (SUE) at Lawns Farm (known as Branston Locks) which is just outside of the parish boundary and within Branston Parish has been of significant concern to residents from across Tatenhill Parish. This was a concern not just those living adjacent to the site or within the village of Tatenhill but for residents living anywhere within the parish. Matters of traffic impact, noise and lack of facilities were raised but ultimately, merging with ‘Greater Burton’ was the central issue that arose during the development of this plan and are documented issues within the consultation report.

#### ***Community concerns about the Settlement Edge***

With outline planning permission granted for this large 2,500 dwelling scheme (at the time of designation it was subject to a resolution to grant subject to a S.106 agreement), the settlement edge has been advanced and thus urban area of the Burton conurbation moves some 600m closer to the village - its setting and its conservation area. The current gap to the Burton settlement edge (defined by the A38 dual carriageway) is already less than a 1km and this development will reduce this separation by over 70%. With this permission granted, Tatenhill is only 250m from development at Lawns Farm. Until this period the A38 had remained as a sensible and definable ‘urban edge’.

A study of the 1970 Ordnance Survey maps shows that 45 years ago the ‘settlement edge’ was beyond the Midland Railway Line some 2km east of Tatenhill village. Since then the conurbation has progressed steadily southwards and eastwards subsuming Branston village and pausing briefly at the A38 for the last few years. It is unlikely that this progression will be abated over the next 20 years.

Now that the settlement boundary has been to all intents and purposes ‘moved’ as part of the SUE permission (it will not be until the emerging plan is adopted that this will technically be delivered) at Lawns Farm there is no clear physical boundary for development other than that defined by the emerging planning policy. This has proved to be ineffective against restricting development in the face of five year housing land supply challenges. Indeed, developers have already made intentions clear on one of the two sites as being favourable for housing development. Pressures for this have now reduced but remain a constant threat.

Without a defined urban edge, the community remain considerably concerned that development will continue to progress westward and southward subsuming the village. To the south-east of these sites the settlement boundary wraps around the Branston Water Park meaning that the remaining elements of Tatenhill Parish between the Water Park and the Lawns Farm SUE are now clearly an infill portion of the settlement boundary. This is not just a concern articulated by Tatenhill village residents but by the wider population who are concerned over the urbanisation of what remains a rural parish in terms of its physical characteristics.

The village of Tatenhill is still (just) separated from the Burton conurbation unlike properties within the parishes of Branston, Shobnall and Outwoods which have already been subsumed by Burton’s growth to the south and west. Its village character and conservation area status is highly valued by the community who live there, who wish to see its identity preserved. They do not wish to become part of a suburb. The escarpment of Battlestead Hill acts as protection and both physical and visual separation from the Lawns Farm scheme, but along Branston Lane, no such topographical constraints are present.

### ***Choosing the two LGS Sites on Branston Road***

The two fields that are the subject of this short statement are part of the last remnants of this ‘gap’ between the conurbation and the village proper – maintaining the feel of a village, and not one of a suburb. It should be noted that the community group (who managed the production of the draft plan) carefully considered the allocation of these two sites, against pressure from the community to allocate all the land remaining (within the parish confines) between the emerging settlement boundary and the conservation area boundary as Local Green Space.

It was considered that allocating this entire area contravened the guidance within the NPPF, as being an extensive tract of land – some 45 hectares. The fields that remain (only 13.5 hectares in all) the subject of the prosed allocation are considered to not meet the definitions of extensive (wider, broad reaching, of great extent) and more akin to definitions of limited (within defined limits). Without using existing field boundaries the designation would be otherwise a nonsense. Importantly the community group sought to test these carefully against the criteria set out in the NPPF as well as reflecting the overwhelming wishes of the community.

The site of these has been carefully considered to allocate the smallest possible area using natural features such as hedgerows to define the boundaries and not include unnecessary land on Battlestead Hill. While public access is not possible to either of these sites, public footpaths, the national cycle route 55 and permissive paths to the south and east of the village all enjoy a rural character provided by these fields. This is a significant wellbeing benefit for residents.

In addition many residents and the community group were keen to try and link the woodland planting undertaken on Battlestead Hill over the last 10 years (part of the national forest strategy) with their new community woodlands to the southern end of the village. The site to the south of Branston Road was considered valuable in this regard as it was already heavily planted. It is with this positive strategy for green networks, coupled with that of the concerns about coalescence that the designations should be considered as being suitable.

### ***Summary of Community support for Land North of Branston Road***

- This site is an important from the view from Battlestead Hill (part of National Forest) which is a valuable recreational resource.
- This is a gateway site to our village, part of the setting of the conservation area and building on it would undermine character of our village.
- This site borders the route of the Old Ayleswardesley track which ran along its northern border. This is an important historical route through the parish (Battlestead Hill, Tatenhill, Tatenhill Common, Rangemore and onto Hoard Cross) the Needwood Hunting Forest and then ran on to Middlewich in Cheshire. There is archaeological evidence that this was used from Roman Times
- The footpath across Battlestead Hill (route described above) is well used by Parish residents and this field is part of the rural character of this public footpath.
- There are a number of mature hedgerows (some with boundary ditch also) around this site, and since they are adjacent to Battlestead Hill and the new tree planting this site is a valuable wildlife resource. Some of the hedgerows are certainly older than the first Ordnance Survey maps and possibly of medieval origin. They should be protected.

***Summary of Community support for Land South of Branston Road***

- This site is part of the gateway to Tatenhill village and the parish and should be protected from development.
- This site is part of the wider mineral extraction plan (and restoration masterplan) so in the long term would enhance the wildlife and recreational resource for the parish in line with the remediation masterplan.
- This site would link the new Community Forest (south of the village and known as Princes Wood) with the planting on Battlestead Hill and creates a wildlife link.
- There are some substantial planting across this site which contributes to the landscape setting of the village and the local area and this also must have some valuable wildlife benefit.
- This site is allocated in the emerging Local Plan as 'Strategic Green Gap' and therefore already is identified as being important to the separation of the village from Burton and Tatenhill.