
Denstone Neighbourhood Development Plan

**Made 23rd
February 2017**

**Denstone Parish
Council**



Foreword

This is the 'Made' version of the Denstone Neighbourhood Plan, following successful Referendum in February 2017 and the earlier draft plan. It reflects the hard work of the Neighbourhood Plan Steering Group over the last three years and the commitment of Denstone Parish Council to the principles and practice of "Localism". However, it is your involvement and support that has been most valuable.

Following the successful outcome at referendum on 2nd February 2017, the Denstone Neighbourhood Plan has now been 'made' by East Staffordshire Borough Council and forms part of the development plan for the area.

The Plan came through the independent examination with its intent and purpose intact, the only significant change was to the identification of new locations for new housing. Based on current good planning practice, the Examiner recommended that the new housing development requirement of the Local Plan could be met by simple amendments to the settlement boundary rather than through specific site allocations. In practice, however, the only amendments to the settlement boundary coincide with the three favoured locations for development, with no other additional new areas of land involved. The aspirations for the design of the new housing have been set out in Appendix 5.

The Denstone Neighbourhood Plan was launched in June 2014. A Steering Group was formed which, with the support of the Parish Council and a professional advisor, prepared the plan. The Steering Group has consulted and listened to the community throughout the process with the well-being, sustainability and long-term preservation of our rural community as a focus. Every effort has been made to ensure that the policies in this document reflect the views of the majority of residents. Our plan not only sets out the vision and objectives of the community, which will ensure Denstone is protected and enhanced for the enjoyment of future generations, but it also reflects the importance of retaining our heritage and sense of place.

For those of you who want to know more about Neighbourhood Plans, introduced as part of Localism, they increase local influence on the location and appearance of development and help to protect local heritage, landscape and community assets. They do this through general planning policies for the development and use of land in a Neighbourhood Area (The Parish of Denstone). However, Neighbourhood Plans must reflect national planning guidance, conform with Local Plan policies and cannot propose less development than in the Local Plan.

I would like to thank everyone who attended the numerous Steering Group meetings during the Plan preparation, without whose help, input and support, this Plan could not have been finalised and in particular our Planning Consultant Clive Keble who has guided the Steering Group through the intricacies of this process. Thanks also to residents who actively participated and contributed at open meetings and displays during the campaign.

The Neighbourhood Plan has required considerable funding during the preparation process and thanks must also go to Awards for All, East Staffs BC and Locality for the grants provided.

Cavell Portman, Chairperson of the Denstone Neighbourhood Plan Steering Group December 2016

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1. Introduction

What is a neighbourhood development plan?

- 1.1 Communities now have powers to shape development through neighbourhood planning, which is a right introduced through the Localism Act 2011. A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It forms part of the statutory planning framework for the area and the policies of the neighbourhood plan will be used in the determination of planning applications.

Denstone Parish

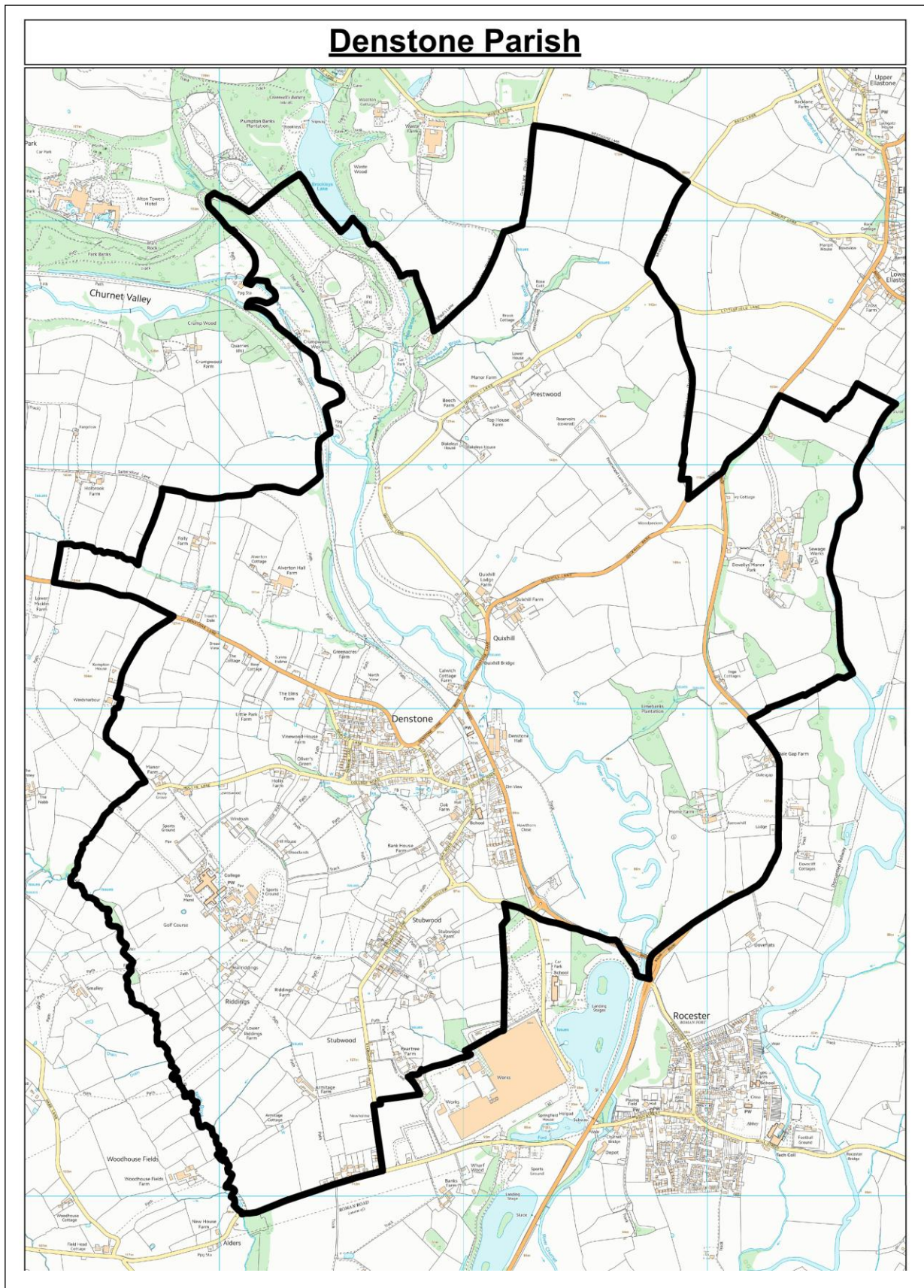
- 1.2 Denstone Parish Council was formed in 1894. The area currently covered by the parish includes the village of Denstone plus the four hamlets of Doveleys, Prestwood, Quixhill and Stubwood. There are records of Denstone going back to Norman times but it was not until the arrival of Sir Thomas Percival Heywood in 1840 that the village was really established. Prior to this time, Denstone was an agricultural area bounded by the River Churnet and consisting of sparsely populated, scattered hamlets. Sir Thomas was also instrumental in founding Denstone College which opened in 1873. The major housing developments in Denstone have taken place in the last fifty years, although some local authority houses were built in the 1930s. Denstone has been transformed from a small village of about 50 dwellings firmly based on agriculture, to a thriving community of 425 dwellings in the village and the hamlets of Stubwood, Quixhill, Prestwood and Doveleys. Local people consider that Denstone is unique compared to other rural villages of similar size in that there are two significant organisations within walking distance of the village: Denstone College and the main plant and Global Headquarters of JCB which has operated on the site from 1950. There has been substantial building, mainly in the 1960's and 70's. Most expansion has taken place close to the village centre resulting in a compact development with well-defined boundaries.
- 1.3 Denstone forms part of the Churnet Ward with the neighbouring village of Rocester. The two villages lie within 2km of one another, but are distinctly separated by the River Churnet and the B5030, the main road that connects Uttoxeter and Ashbourne. Denstone is equally distant, about 10 km, from these two towns.
- 1.4 In terms of landscape, the Parish is dominated by the Weaver Hills, the highest point of over 1200ft is about 3 miles to the north. The hills form a particularly scenic landscape which is well served by over 15 miles of rural footpaths within the Parish.

Background to the Neighbourhood Plan

- 1.5 The idea of preparing a Neighbourhood Plan (NP) for Denstone emerged early in 2013, as the Parish Council sought to have more influence on the location and form of new development. The Parish Council formally requested the Borough Council to make Denstone a Neighbourhood Plan Area in December 2013 and approval was given on February 5th 2014. A Steering Group, made up of local people and members of the Parish Council, was established in June 2014 and it has met monthly since then. The Steering Group was keen to ensure that local residents and stakeholders were involved in the plan

throughout its preparation. The boundary of the Denstone Neighbourhood Area corresponds to the Parish boundary. This is also indicated on Diagram 1 overleaf.

Diagram 1 – The Denstone Neighbourhood Area



The Plan Period

- 1.6 The Neighbourhood Plan will cover the period from 2012 to 2031 which corresponds to the plan period for the adopted East Staffordshire Local Plan.

Next steps

- 1.7 This Referendum version of the Plan reflects modifications suggested by the Independent Examiner.
- 1.8 The examiner suggested a number of modifications to the Plan, to meet the basic conditions, including conformity with national and local planning policy. The examiner recommended, subject to modifications, that the Plan can proceed to Referendum. A majority of people voting must then support the plan if it is to be eventually 'Made' by the Borough Council. The plan will then become part of the development plan for the area and will become a major consideration when determining planning applications.

2. National and Local Planning Context

The Basic Conditions

- 2.1 The Localism Act 2011 stipulates that neighbourhood plans must meet the basic conditions before coming into force. The Plan has been independently examined and they have concluded that the plan (as modified) meets the Basic Conditions and can proceed to Referendum. The Basic Conditions state that the plan:
- has regard to national policies and advice contained in guidance issued by the Secretary of State.
 - contributes to the achievement of sustainable development.
 - is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
 - does not breach, and is otherwise compatible with, EU obligations.
- 2.2 **National Planning Policies** The Denstone Neighbourhood Plan must, therefore, be developed with regard to national policy, especially the National Planning Policy Framework (NPPF) 2012, which sets out the Government's planning policies for England. It contains core planning principles which must underpin all plan-making. It provides the basis for local planning authorities to prepare their Local Plans and for communities producing Neighbourhood Plans.
- 2.3 The Framework states that neighbourhood plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine its strategic policies. It adds that neighbourhood plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan. Neighbourhood Plans must also be mindful of Planning Practice Guidance, published by the Government in 2014 which explains how national policy should be applied.
- 2.4 The **Development Plan** The Denstone Neighbourhood Plan must, therefore, be in general conformity with the strategic policies of the development plan for the area. This is the adopted (October 2015) East Staffordshire Local Plan which includes a Policy NP1 on the role of Neighbourhood Plans. This is reproduced below, *in italics*:

STRATEGIC POLICY NP1 - Role of Neighbourhood Plans

Neighbourhood Planning legislation requires Neighbourhood Development Plans to meet the following basic conditions:

- *has regard to national policies and advice*
- *contributes to the achievement of sustainable development.*
- *be in general conformity with the strategic policies of the development plan for the area*
- *be compatible with European Union & European Convention on Human Rights obligations.*

For the purposes of meeting the basic condition, East Staffordshire Borough Council considers the following Local Plan policies to be strategic:

- | | |
|------------|---|
| <i>P1</i> | <i>– Principle of Sustainable Development</i> |
| <i>SP1</i> | <i>– East Staffordshire Approach to Sustainable Development</i> |
| <i>SP2</i> | <i>– Settlement Hierarchy</i> |
| <i>SP3</i> | <i>– Provision of Homes and Jobs 2012-2031</i> |

SP4	– Distribution of Housing Growth 2012 - 2031
SP5	– Distribution of Employment Growth 2012 – 2031
SP8	– Development outside Settlement Boundaries
SP13	– Burton and Uttoxeter Existing Employment Land Policy
SP14	– Rural Economy
SP16	– Meeting Housing Needs
SP17	– Affordable Housing
SP18	– Residential Development on Exception Sites
SP20	– Town and Local Centres Hierarchy
SP32	– Outdoor Sports and Open Space

Neighbourhood Plans will be in general conformity with the relevant requirements set out in the strategic policies. Of particular importance is SP2 which seeks to locate new development within existing settlements. Neighbourhood Plans have the ability to:

- add settlement boundaries to existing settlements (those listed in SP2), or*
- extend existing settlement boundaries*

In addition, Neighbourhood Plans can propose more growth than that set out in the East Staffordshire Local Plan strategic policies. Where Neighbourhood Plans identify a strategy for growth the Borough Council will expect the plan to provide sufficient evidence to demonstrate deliverability of the strategy.

For all other policies in the Local Plan there is an opportunity for Neighbourhood Plans to identify a specific local approach, which will only be supported by the Local Authority where there is evidence of a specific local circumstance.

The Borough Council expects all Neighbourhood Plans to include proposals for monitoring the policies in the plan. Should monitoring indicate that the development is not coming forward as envisaged in the Neighbourhood Plan action will be taken by the Borough Council to bring forward sites through a Development Plan Document in accordance with SP6.

- 2.5 In the adopted Local Plan, Denstone is a Tier 2 “Local Service Village” with a development requirement of 20 new houses over the plan period (a net figure of 16 based on completions and commitments). This is supported by the Parish Council and local community.
- 2.6 The Borough Council has also produced various Supplementary Planning documents which the Neighbourhood Plan needs to reflect.
- 2.7 **Sustainable Development** The NPPF sets out the Government’s approach to sustainable development which essentially is about enabling development to cater for the needs of current generations, but ensuring that development doesn’t mean worse lives for future generations. The Neighbourhood Plan must thereby be aware of the economic, social and environmental consequences of its policies and proposals.
- 2.8 **EU Obligations** A number of EU obligations may be relevant to the Neighbourhood Plan. In particular, the Borough Council will ‘screen’ the plan and ascertain whether the policies and proposals give rise to significant environmental effects and trigger the need to undertake a Strategic Environmental Assessment.

3 The Neighbourhood Area/Parish Profile

Key Statistics (Source - 2011 Census and Rural Place Profile prepared by ACRE)

3.1 This is a short summary of the Neighbourhood Plan related characteristics arising from the data contained in the Denstone Rural Community Profile, (full copy is available separately).

3.2 The population of Denstone is 1220 and the area of the Parish is 826 hectares. There are 635 males (52%) and 585 females (48%) The average male population percentage for East Staffs is 49.6%. The higher figure in Denstone is interesting; it could be connected to the college or to engineering jobs at JCB, but this probably has no policy implications.

3.3 There are 275 people aged 65 and over which is 22.4% of the population. This is higher than the national average (16.3%) and the county average (18.5%). This could have implications for the policy on new housing in terms of a need for smaller units.

3.4 This point is confirmed by a higher than average level of pensioner households (27.2% compared with the national average of 20.7%). One person households represent 9.1% which is lower than average.

3.5 Denstone is amongst the least deprived communities nationally. Household earnings (£660 weekly) are higher than for Staffordshire (£638) but lower than those for England (£673). However, these figures do not identify low income and do not necessarily remove the need for affordable housing for the small number of people identified as being in housing need in the Parish. Figures for poor health and disability are just below national and county averages.

3.6 The age and household structure figures are reflected in a higher than average percentage of economically inactive residents (39.2% compared with 30.1% for England) with correspondingly lower figures for full and part time employment. 8.6% of people work from home which is over twice the national average (3.5%). The level of unemployment is low. Skill levels are average. The largest employment sectors are education and manufacturing, with 80 and 70 employees, reflecting the influence of Denstone College and JCB. A higher than average number of people work in managerial and professional positions.

3.7 There are 425 houses in the parish. Of these, 252 (59.2%) are detached which is over twice the English average of 22.3%. There are 150 (35.2%) semi-detached properties, which is just over the national average of 30.7%. There are 294 (69%) houses which are 3 or 4 beds and 49 (11.5%) are five beds or more. The implication of these figures, population structure and an analysis of recent completions is that there may be a need for smaller houses.

3.8 The rate of owner occupation is 79.6% compared with the national average of 64.1%. The social and private rented figures are correspondingly lower than national averages. House prices are lower than national average, reflecting those for Staffordshire. There is no evidence of overcrowding or poor housing conditions.

3.9 Rates of car ownership (one, two and three cars) are higher than average reflecting the combination of relative prosperity but also a lack of public transport options. Commuting figures show relative short journeys to work perhaps linked to the proximity of the College, JCB and Uttoxeter.

Housing completions/commitments (1/4/11 to 31/1/16)

3.10 A total of **13** new houses were built/committed, of which **4** (built since 2013) count towards the adopted Local Plan requirement. All are on small sites (0.25 hectares or less).

- The Rickyard, Alton Road **1** (PA/29943/005/JI) 4 bed house - completed 2011/12.
- Aingarth, Oak Road **1** (P/2010/00100/JI) 3 bed house - completed 2011/12.
- Mount Pleasant College Road **3** (P/2010/01293/JI) 3&4 beds - completed 2012/13.
- Armitage Farm **1** (PA/21720/003) - completed 2012/13.
- Off Alton Road **2** (PA/27702/003/JR). (*Became Poppyfields*) - completed 2012/13.
- Adjoins 16 Marlpit Lane **1** (P/2012/00224/JI) 3 bed bungalow - completed 2012/13.
- Poppyfields **1** (P/2012/01120) 3 bed bungalow, (replaced third dwelling in PA/27702/003/JR through a market for bungalows) – completed 2013/14.
- Land at Linden Close **1** (P/2013/00176) 3 bed bungalow – completed 2013/14.
- Springfields College Road **1** (P/2010/01345/JI) 3 bed house – completed 2014/15.
- Off Alton Rd. - adj. Hillcrest **1** (P/2013/00702) Detached House – completed 2016.

Housing Needs Survey (*This report was not considered or adopted by the Borough Council*)

3.11 In 2010, a Housing Needs Survey was undertaken, the Executive Summary is reproduced (*in italics*) below. The conclusions are now 5 years old and indicative and further work will be needed if the survey is to be used to underpin any policies in the Neighbourhood Plan. *Midlands Rural Housing completed a Housing Needs Survey in Denstone parish during May/June 2010, to assess the housing need in the parish. As well as requesting specific housing information, the survey asks some general questions relating to the quality of life in the parish. Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people. Affordable housing may be provided through rental and shared ownership schemes and is for people with a strong connection to the parish. Denstone is a sought after and desirable place to live. It is a popular and pleasant rural parish within easy reach of nearby towns and cities providing good employment, shopping and leisure opportunities. Levels of home ownership are high and availability of rental properties is relatively low. Housing stock is largely family sized 3 -5 bedroom properties. There is clear evidence of a shortage of small starter homes. Denstone's sought after position and low levels of small properties and rental stock inevitably lead to house prices being high and out of reach for local people on low incomes. The survey has identified nine respondents claiming a need for affordable housing. All have close connections to the parish. The resulting breakdown is: -*

- 4 x 2 bed houses for Homebuy
- 3 x 1 or 2 bed houses for rent
- 1 x 3 bed house for rent
- 1 x 4 bed house for rent

Our recommendation is that a mixed development of nine affordable dwellings should be considered to alleviate the current housing needs in Denstone.

Local community organisations, shops, pubs and schools

3.12 There is a thriving community in the village and the Parish and the facilities and groups are listed in Appendix 1. However, as is the case with many rural communities, it is

important to protect the buildings and land used by these groups. In addition to those listed, Denstone College has a wide range of high quality sporting facilities

Landscape character and the natural environment - What is the Character of Denstone?

3.13 Staffordshire County Council (SCC) ran a workshop for the Steering Group in March 2015 on approaches to landscape character studies and on the heritage assets present in the plan area. As part of this, the following conclusions were drawn;

- Denstone originated as dispersed settlement pattern; no single settlement core. Historic maps suggest settlement at Denstone only loosely concentrated along College Road & Oak Road by late 19th century.
- There is a group of Listed institutional buildings on the B5031, dating to 1860.
- There is 20th century infill on former small orchards/paddocks.
- Built character – mix of historic and modern properties; varied architectural styles and red brick/stone are the main building materials.

3.14 In terms of the character of the wider parish, the following features are present:

- Well preserved field pattern enclosed post medieval period (field boundaries and earthworks fossilise their origins as part of a medieval 'open field' system)
- Agriculture by 19th century 'almost entirely devoted to grazing and dairy produce'
- Dispersed settlement pattern (comprising hamlets, scattered farms and cottages) survives across the parish – 84% of surviving historic farmsteads identified as having a 'High Heritage Potential' (retaining greater than 50% of their historic plan form).
- Historic farmsteads are present
- What came before related to open field agriculture, fossilised in the field pattern which was enclosed piecemeal from the 16th-17th century. Following that paddocks and orchards were developed by late 19th century. In addition, a dairy industry and Uttoxeter as a cheese and butter market developed from 17th century

3.15 The workshop prompted the Steering Group to undertake a full Characterisation Study. A further session was held in June 2015 and a survey was undertaken over that summer by Steering Group (SG) members and local residents. It is considered to be particularly relevant because, in accordance with the principles of Localism and Neighbourhood Planning, it represents a local, community based, input into what might otherwise be an entirely technical process. The work was seen as a critical part of the Denstone Neighbourhood Plan.

- Providing a general context for the policies of the Neighbourhood Plan
- Providing evidence for more detailed landscape, environment & heritage policies
- Providing a means to evaluate potential development sites/locations in Denstone village.

3.16 The approach was not to duplicate other work and the focus was on the following;

- A description of the wider landscape setting of the village and the wider Parish.
- The physical form of (all) the village and its relationship to the adjoining countryside.
- The "value" of open land within and surrounding the village in terms of; landscape, views, the setting of the village, longer views, public benefits, bio-diversity and historic character.

3.17 Substantial information was drawn from Natural England and County Council reports and records. The methodology was adapted from Oxford and Planning Aid England

Character Assessment Toolkits, based on a proven method of community based assessment which has been used successfully in other Neighbourhood Plans. This looks at;

PHYSICAL CHARACTER

STREETS/ROADS (type of street – narrow, wide, straight, winding, street furniture)

SPACE and BOUNDARIES (means of enclosure/boundaries, sense of space (open/intimate) can be affected by the position of buildings/boundaries), presence and size of building plots/gardens, location of buildings in the plot (is there uniformity?) does this change?

BUILDINGS (Use (public/domestic etc.), materials, size, scale, form (detached, terraced), density, frontage onto street (orientation); windows, doors, condition, visible alterations)

GREENERY & LANDSCAPE FEATURES (presence and scale of greenery; public/private; rural/urban; mature; changing levels)

VIEWS within the space/street/area (long or short, intimate, channelled, wide), focal points, streetscape (how the buildings and streets work together), roofscape; sense of uniformity)

VIEWS beyond the space/street/area

EMOTIONAL, PERSONAL & TRANSITORY PERCEPTIONS:

ASSOCIATIONS (Buildings of particular historical or other association)

LIGHT/DARK: (Shading, time of day/night, weather conditions)

NOISE & SMELL: Man made/natural

3.18 In addition to survey work, the study has included relevant material from related pieces of work which have helped to inform and provide data for this assessment, these are;

- Denstone Historic Environment Assessment (SCC 2013 – updated 2015)
- Natural England - National Character Areas Profiles (NCA 64 Potteries & Churnet Valley).
- The Churnet Valley Living Landscape Partnership (CVLLP)

3.19 The Landscape Character and Built Environment Assessment identified the following key characteristics to be taken into account in the Neighbourhood Plan policies, e.g. new housing locations, design criteria, protecting open spaces, criteria for considering other development and renewable energy.

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

3.20 The surveys provided a sound basis for the development of policies for the NP. They also showed the needs for more technical work on longer landscape views. This involved field surveys, mapping and topographic study to define key views related to specific locations, where great care will be needed with the design of new development or where any larger scale built development is unlikely to be acceptable. See Appendix 2 for summary.

3.21 In addition, a list of those buildings and structures which are not designated but are of local interest and important, has also been compiled (See Appendix 3) to underpin the policy to protect and enhance non-designated local heritage assets. The list was compiled through a review of the other surveys, new site visits and work with local people and organisations.

3.22 Historic England is extremely supportive of both the content of the document and the vision and objectives set out in it. They particularly commended the use of historic characterization to provide a context and a sound evidence base for well thought out Plan policies. In this and other respects Historic England has stated that the Plan takes an exemplary approach to the historic environment.

Housing sites Assessment

3.23 The range of options to meet the Local Plan housing requirement led to a decision to undertake an informal housing sites/locations assessment. The results of this, along with the Landscape Character and Built Environment Assessment, form the basis of the policy approaches in this Neighbourhood Plan. The full assessment is available separately as part of the evidence base, but a summary is given below.

3.24 The methodology used in the assessment follows on from that used for the Strategic Housing Land Availability Assessment (SHLAA) documents produced by East Staffordshire Borough Council (ESBC) in support of the adopted East Staffordshire Local Plan. However, the SG wished to include detailed local consideration to reflect the character of Denstone and the following principles were agreed at an SG meeting in January 2016.

- To ensure that the process is systematic, inclusive, rigorous and transparent.
- To adopt general ESBC Local Plan and SHLAA criteria and procedures.
- To use (evidence based) Denstone criteria, based on local character.

3.25 It was agreed that some information needed to apply the criteria should be provided through engagement with other appropriate agencies, including:

- The Environment Agency and Staffordshire County Council on flooding.
- SCC on Historic Environment Character Assessment.
- Severn Trent Water on drainage matters.
- Staffordshire Wildlife Trust for nature conservation data.

3.26 The SG also agreed that it would be necessary to engage landowners, developers, local people and other businesses, through the following means:

- A letter/email to the landowners/developers outlining the process.
- A public exhibition on the draft outcomes of the assessment.

3.27 The assessment covered the eight locations.

- Land north of All Saints Church, Main Road
- Land at Vinewood Farm (south)
- Land south of Denstone, off Oak Road
- Land at Vinewood Farm (north)
- Land to the rear of Brook House
- Land at The Croft, College Road
- Land to the south of Denstone
- Land at Stubwood

(Another location, a 0.8 ha field south of College Road (adjoining The Croft,) was added in March, after representations from a landowner. It was not part of public consultation, but was assessed using agreed criteria. The conclusion was that it is not a preferred location).

3.28 The outcomes from the public consultation are summarised in the next section and details of the proposed changes to the settlement boundary are in the Policy Section (Policy SB1). The preferred locations for new housing are; North of All Saints Church (6 dwellings), Oak Road/Stubwood Hollow (5 dwellings) and Vinewood Farm (5 dwellings).

4 Summary of Community Engagement

4.1 The outcomes of community engagement form part of the evidence base. This short section summarises what activities have been undertaken.

4.2 The Steering Group has placed great emphasis on consultation and there have been four stages, as summarised below:

1 November 2014 – Initial questionnaire for local residents.

2 September 2015 – A three-week consultation on issues and options, using Denstone show on September 5th as a launch date, with a newsletter and questionnaire, which was distributed across the Parish. In addition, statutory consultees and other interested parties were notified and invited to comment.

3 March 2016 – Direct consultation with landowners and developers on a sites assessment exercise and a public exhibition in the Village Hall, attended by 125 people, with 77 questionnaires returned.

4 May and June 2016 – Consultation on the draft Neighbourhood Plan, including local residents, businesses, statutory consultees and other interested parties, in accordance with Regulation 14.

4.3 Throughout the consultation process the Steering Group was keen to offer opportunities to young people to get involved and all schools which educate Denstone children (4 -18) were asked to take part in an information gathering exercise. In addition, with the intention of engaging young people outside school (and social media using adults), a Facebook page was set up.

4.4 Full details of the consultation events and outcomes are given in the separate Consultation Statement which gives details of:

- The people and organisations consulted.
- How they were consulted.
- The main issues and concerns which were raised.
- The ways in which the concerns raised have been addressed.

5 Issues, Selected Options, The Vision and The Objectives

5.1 The Issues that were agreed for the Plan and the preferred options to address them, following public and stakeholder consultation in September 2015, are listed below:

Issues

1 Housing Too many large detached houses have been built in the recent past, creating issues in terms of the type and design of new housing.

2 Business Local employment is important but developments by large employers such as JCB and Denstone College can give rise to issues of scale, location, landscape impact and design.

3 Local Facilities The community buildings, shops and other facilities in the village are valued and well used and their role needs to be protected.

4 Open Space & Recreation The open spaces and recreation areas, are valued, well used and contribute to landscape character and their role needs to be protected.

5 Countryside & Landscape The countryside and landscape of the Parish, defines its quality setting and character.

6 Local Character There are important buildings, structures, spaces and views across the Plan Area that define the character of Denstone which is distinctly separate from nearby settlements and the JCB complex.

7 Outside influences The impact on Denstone of developments and projects in nearby areas (e.g. JCB, Alton Towers & the Churnet Valley Living Landscape) needs greater consideration

Selected Options

Housing (1) Define a new settlement boundary and identify several small new housing locations and (2) Identify local housing needs/demand and use policies to achieve a mix of development in new housing in terms of house size and/or tenure and/or affordability

Employment (1) Have specific policies on employment sites, farm diversification and rural buildings. These policies would also cover Denstone College, as the largest employer in the Parish and (2) Include policies to encourage home working and self-employment

Local Facilities - Protect existing community buildings and shops, managing market forces

Open Space & Recreation - Identify and protect specific open spaces and playing fields

Countryside & Landscape - Complete a character study to identify landscape elements that are important to the character of Denstone and develop specific policies to protect them.

Local Character - Complete the character study by identifying important local heritage features and building styles and develop policies to protect the character of Denstone

Outside influences - Include a policy on large developments nearby which would have an impact on Denstone, referring to landscape impact and traffic.

5.2 Based on the evidence collected and the consultation responses the following **Vision** was agreed for the Neighbourhood Plan:

“By 2031 Denstone will continue to be a good place to live in, with a strong sense of community and viable local services. The Parish will have adapted to change and seen some new development and have a healthy rural economy, with the character of the village and the surrounding countryside protected and enhanced.”

5.3 A set of **eight objectives** was subsequently agreed, based on the preferred options in order to address the identified issues and achieve the Vision;

1 Housing The majority of dwellings built over recent years have been large detached houses. The Neighbourhood Plan is intended to influence the location, scale, type & design of new housing to get a better mix on a number of small sites rather than a large single site.

2 Business Local employment is important but the Neighbourhood Plan is intended to enable the local community to have more influence on the location, scale and appearance of new business development.

3 Local Facilities The Neighbourhood Plan will recognise the need to protect the community buildings, local shops and other facilities which local people have said that they value.

4 Open Space & Recreation The Neighbourhood Plan will recognise the need to protect the open spaces and recreation areas, which local people have said that they value.

5 Countryside & Landscape The Neighbourhood Plan will recognise the need to protect and enhance the countryside and landscape of the Parish which local people have said that they value.

6 Local Character Denstone does not have a Conservation Area, but the Neighbourhood Plan will recognise the need that there are important buildings, structures, spaces and views which need to be identified and protected.

7 Local Distinctiveness The Neighbourhood Plan will recognise the need to protect the local character which local people have said that they value including ensuring that the distinctive and separate identities of Denstone village and other settlements within the Parish are respected.

8 Outside influences The Neighbourhood Plan will recognise the need for the impact on Denstone of developments in nearby areas (e.g. JCB, Alton Towers & the Churnet Valley Living Landscapes) to be given greater consideration.

6 Policies and Proposals

6.1 The Policies reflect the Issues, Vision and Objectives of the Neighbourhood Plan and are presented under the following themes.

- Development Principles and infrastructure requirements.
- Denstone Village Settlement boundary
- Area based policies
- Housing.
- Protecting and enhancing the historic rural character of Denstone
- Protecting and enhancing the natural environment of Denstone
- Transport
- Community facilities and open spaces
- Local employment
- Renewable energy and telecommunications

6.2 Reflecting the NPPF, there is an overall policy on sustainable development setting out development principles, to ensure that buildings achieve high design and environmental standards, reflecting local character. The importance of the setting of Denstone in the Churnet Valley, with the Weaver Hills beyond, is recognised through the development principles policy including views from open spaces, roads and footpaths.

6.3 Each policy (***in bold italics***) is followed by a justification and there is a cross reference to the relevant Objective (in brackets). There are other important aspirations which, although not planning policies, are linked to development in and around Denstone and are important to how the Neighbourhood Plan meets the needs of local people. These are included at the end of each policy section as Community Proposals and are shown *in italics*. For the avoidance of doubt, these are local aspirations and do not constitute or suggest agreement with East Staffordshire Borough Council or other bodies to fund or act on them.

Development principles - Policy DP1 Sustainable Development Principles

A. Planning permission will be granted for development in Denstone Parish at a scale and in locations that accord with policies set out in the development plan where proposals would provide:

- 1. New homes, to meet the dwelling requirement for Denstone Parish set by East Staffordshire over the Neighbourhood Plan period, but also taking account of the setting and character of the villages and addressing local housing demand in terms of size, type and tenure.***
- 2. A high standard of design and an appropriate location, ensuring that new buildings, especially housing, meet current construction, energy efficiency and water management standards and reflect the character of the surroundings, including key views (Appendix 2).***
- 3. Other forms of development which meet the economic, social and environmental needs of the area and are appropriate in terms of scale, location and design.***
- 4. New development should be served by a superfast broadband (fibre optic) connection unless it can be demonstrated through consultation with NGA Network providers that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.***

5 Should a development site currently or formerly have been subject to land-uses which have the potential to have caused contamination of the underlying soils and groundwater then any Planning Application must be supported by a Preliminary Risk Assessment.

B. Development should have regard to the principles set out in the Neighbourhood Plan and be located to ensure that it does not adversely affect the following:

- 1. The amenity of nearby residents.***
- 2. The character and appearance of the local area in which it is located, including key views which are described and shown in Appendix 2.***
- 3. Social, built, historic, cultural and natural heritage assets.***

Justification

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework (see Para. 14). Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives outlined in Section 6. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Denstone Parish. The County Council has commented that effective broadband is a key requirement for a sustainable rural community in economic and social terms. A requirement for new development to endeavour to make provision for such services in the future is reasonable.

Development Principles Policy DP2 Infrastructure – Flooding and Drainage (objective 1)

Development should not increase the risk of flooding and/or drainage problems and proposals should demonstrate that, where appropriate, measures are included that mitigate and adapt to the impacts of climate change.

Proposals for new development must be accompanied by a site-specific flood risk assessment where this is required by national policy and guidance or by the Environment Agency or Staffordshire County Council or East Staffordshire Borough Council. All proposals must demonstrate that flood risk and any impact on sewerage systems, will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant. Information with the application should show how mitigation measures will be satisfactorily integrated into the design and layout of a development.

The flows from new development sites in the Churnet River catchment should not exceed the flow expected from a mean annual flood on the existing undeveloped site. Wherever feasible development proposals will be expected to incorporate rural sustainable drainage systems (RSuDS) which should be integrated with hard and soft landscaping, access and parking provided to serve developments.

Justification

Denstone village is close to the River Churnet, which flows south into the River Dove. The River Churnet floodplain has extensive areas of Flood Zone 3 (high risk) as well as areas of Flood Zone 2 (medium risk). This represents a real constraint to development. In addition,

the open valley is an important element in the character and setting of the village. All new development in Denstone will be required to take into account the potential impact of surface water run-off, not only on the site concerned but also on places that are likely to receive run-off as a result of the development. The general advice from SCC would be to locate all development outside of current predicted floodplains and hold surface water discharge rates right back to green field rates. The County Council has advised that it is reasonable to restrict the flows from new development to the flow expected from a mean annual flood on the existing site. This equates to around 2-5 litres per second per hectare for a green field site but can sometimes exceed these rates on clay or loamy soils. Due care and consideration should be given to not make any new connections or additional inflows into the culverted stretch, in case of increased flood risk elsewhere, unless evidence would suggest a betterment or negligible risk.

The adopted East Staffordshire Local Plan aims to ensure that new development is not exposed unnecessarily to the risk of flooding nor increases the risk of flooding elsewhere. The use of Sustainable Drainage Systems is a recognised method of minimizing the impact of on-site flooding and attenuating run-off which could result in flooding elsewhere. The NPPF states that all proposals in Flood Zones 2 and 3 should be subjected to the Sequential Test, the Exception Test (if required) and accompanied by a Flood Risk Assessment.

The Environment Agency (EA) has commented that policies should look to support and advocate the use of natural flood measures providing sustainable means of attenuating flood risk whilst providing additional environmental benefits, including water quality and biodiversity. The Churnet catchment and its water quality and flooding issues, is potentially suited for Rural Sustainable Drainage Systems (RSuDS), measures that slow down or prevent the transport of pollutants into a water course by intercepting run-off before it leaves the field. They may be single structures or a succession of measures. Measures include wetlands, ponds, sediment traps, buffer strips and 'in ditch' options for slowing down or temporarily storing water to reduce localised flooding. The EA advocated references to the impact of climate change and to the need for Preliminary Risk Assessments on the risks posed to 'Controlled Waters' by any contamination on previously used land.

Community Proposal CPDP1 Flood prevention and water management (Objective 1).

The Parish Council will support necessary investment in sewage/drainage infrastructure in Denstone designed to avoid potential flooding problems. However, it will be necessary for any physical installations/structure to be designed to fit in with the character of the village. This is a community aspiration and not a planning policy.

Justification

There may be a need for future investment to address flooding issues, for example, the occasional surface water flooding which occurs on the land and lanes in the south of Denstone village. However, it is the opinion of the Parish Council, supported by the local community that there is no justification for a development led approach to infrastructure provision which would result in large sites for new housing which would damage the heritage, environment and character of Denstone.

Denstone Village Settlement Boundary

Policy SB1 Development within the Village Settlement Boundary

New housing development will be permitted within the Denstone settlement boundary as shown on the Proposals Map Inset 1 provided it complies with other development plan policies. The number of dwellings to be provided over the Plan period is a minimum of 20.

Justification

The adopted Local Plan does not include any changes to the settlement boundary for Denstone village and acknowledges that the Neighbourhood Plan will redefine it to accommodate the dwelling requirement of around 20 (including 4 recently completed or committed dwellings in the village). The value of the character and landscape setting of Denstone was emphasised by local people in their comments on early consultation. This has been substantiated through evidence gathering, in particular in the Landscape Character and Built Environment Assessment and is reflected in the Housing Sites Assessment. It is considered, that a case exists for a tight settlement boundary around the village, largely based on the existing boundary, to protect important open space and farmland extending into the village which, with the longer views of the Weaver Hills and the Churnet Valley, defines its character.

The purpose of Policy SB1 is, therefore, to limit new development to locations wholly within the redefined Settlement Boundary. Proposals falling outside the Settlement Boundary will be assessed against criteria defined in Policy SB2 and Local Plan policies. This policy is an appropriate way to accommodate approximately 16 new dwellings (in addition to commitments) to meet the development requirement in the adopted Local Plan. The form of development should reflect the character of the village, create a satisfactory relationship with adjoining countryside and address the strong local preference for smaller dwellings on small sites. It should not;

- add to traffic problems related to Denstone College and JCB,
- reduce the distinctive and separate identities of Denstone village and Rocester/JCB,
- obstruct longer views of the Churnet Valley and the Weaver Hills from the village.
- have an adverse impact on existing houses.

It is acknowledged that the small scale of development and the character of the preferred locations mean that access arrangements will need to be considered in detail to minimise potential vehicular and pedestrian conflict. As noted above, the preferred locations have been selected to reflect the clear preference of the local community for a number of smaller housing sites and the Sites Assessment demonstrated that there are no practical alternatives to meet these community preferences.

The boundary extension **north of All Saints Church** reflects the way in which the land is enclosed by the recent highway improvements and the presence of the Church, vicarage and coach house, which are part of the longstanding built up area of the village. It includes a small area of land which is capable of development.

The boundary extension at **Oak Road** which includes the developable area only, reflects the presence of an adjoining house, the large agricultural building and smaller shed which are part of the village. The consideration of access arrangements could include connections to

the existing public footpath leading to the school. The provision of a footway along Oak Road into the village is unlikely to be feasible in relation to the small development which is proposed and there is a need to respect the rural character of the lane, but there may be potential for more informal measures to be taken.

The boundary extension at the **Vinewood Farm** reflects the existing farmhouse and outbuildings and the adjoining houses on College Road, Narrow Lane and Marlpit Lane. The hedgerow and public footpath form a long term, clear and defensible, boundary to the west. It includes two areas of land which could be developed but at low density recognising the constraint imposed by landscape, access and neighbouring houses. The consideration of access arrangements could include connections to existing public footpaths and the creation of pedestrian access through the existing farm complex. The provision of a footway along College Road is unlikely to be feasible in relation to the small scale development which is proposed and there is a need to respect the rural character of the lane, but there may be potential for more informal measures to be taken. It is possible that the informal lay-by at Oliver's Green could be improved, to act as a passing place. Although it is outside the site, it is desirable for a permissive footpath to be created through Oliver's Green connecting the Public Rights of Way (alongside the site, across College Road and south of Little Park Farm).

The requirements for **flooding, drainage and traffic matters** to be considered are based on meeting sustainable development objectives and the Environment Agency and Staffordshire County Council will need to be consulted by developers on these matters. In each case the flooding and drainage management requirements in Policy DP2 will apply.

Please also see Appendix 5 for more details on community aspirations for housing design.

Policy SB2 Rural Exception Housing

Proposals for small scale new housing development outside the defined Settlement Boundary of Denstone and the settlements of Stubwood, Quixhill and Prestwood will only be permitted if it is demonstrated that, the two criteria set out below can be met:

- a) the development is on a small site, providing affordable housing for evidenced local need, in accordance with Local Plan Policy SP18 (Residential Development on Exception Sites). Small numbers of market homes may be permitted if essential to enable the delivery of affordable units; and***
- b) development preserves or enhances the character & appearance of the area.***

Justification

Rural exception housing will be permitted outside of the Denstone Village Settlement Boundary and the settlements of Stubwood, Quixhill and Prestwood in accordance with Local Plan Policy SP18 and subject to satisfactory impact on the character and appearance of the area. This will help to ensure that local needs can be accommodated. A small proportion of market housing will be supported where this would facilitate the provision of significant additional affordable housing that meets local needs.

Area Based Policies

Policy AB1 Denstone College

Proposals for development within the existing college campus, shown on the Proposals Map, connected to the principal educational purpose of the institution, will be permitted provided that there is no adverse impact on nearby houses and the wider community arising from:

- ***Increased traffic generation***
- ***Noise and disturbance***
- ***Light pollution***
- ***Loss of local heritage features***
- ***Landscape setting and loss of key views identified in Appendix 2.***

Justification

The important educational and employment role of Denstone College is acknowledged and appreciated by the Parish Council and it is recognised that development will be necessary in the future to maintain or enhance facilities. However, it is important that the local impact of the institution is taken into account such that any adverse impact is avoided. It is the intention of the NP to provide a positive context for future development and investment by the College, but it is also necessary to set criteria for the consideration of the local impacts of any development proposals, in particular, traffic, local heritage and landscape matters.

Policy AB2 JCB proving grounds at Prestwood

Proposals for development within the JCB vehicle proving grounds identified on the Proposals Map will be permitted provided that no significant harm is caused:

- ***By increased traffic generated by the proposal or***
- ***By noise and disturbance or***
- ***From light pollution or***
- ***From the loss of key views identified in Appendix 2 or***
- ***On groundwater source protection zones as advised by the Environment Agency or***
- ***To recognised landscape features or habitats."***

Justification

The main JCB headquarters and plant is outside Denstone but the company has an open land site in the Parish which is used for vehicle testing. It is acknowledged that Policy SP13 in the adopted Local Plan provides some high level context for the consideration of strategic investment and development proposals by JCB, but it is considered necessary to set locally based criteria on the local impacts of development proposals, in particular, relating to traffic and landscape matters. The important employment role played by the JCB HQ and manufacturing plant, which adjoins Denstone, is acknowledged and appreciated by the Parish Council and it is recognised that the presence of the vehicle proving grounds in the Parish/Plan Area is also important. It is anticipated that development will be necessary in the future on this site to maintain or enhance facilities. However, it is important that the local impact of the activity is taken into account such that adverse impact, especially on landscape character and traffic, is avoided. Information on Source Protection Zones, including maps, can found on the EA website.

Housing policies

Policy H1 Infill Sites

In principle, development will be supported on small sites within the defined Settlement Boundary of Denstone and the settlements of Stubwood, Quixhill, Prestwood and Doveleys subject to each of the following criteria being met:

- i - There is no adverse impact on the amenity of the occupiers of neighbouring properties through: loss of privacy; daylight; visual intrusion by a building or structure; car parking; removal of mature vegetation or landscaping of value and which cannot satisfactorily be replaced if so required and additional traffic resulting from the development.***
- ii - There are no unacceptable effects on any listed building or its setting.***
- iii - There is no adverse impact on the character of the area in which the development is located and the requirements of the local character policy (Policy BE1) are met***
- iv - The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects will be encouraged wherever possible.***

Justification

Infill development has created challenges in the past and the Parish Council has previously tended to resist back-land development. This policy aims to clarify what types of development will be supported in future, accepting that there may be some windfall developments on smaller previously developed 'brownfield' or unallocated sites with direct highways access. Small, well designed residential sites, comprising 1 or 2 dwellings, which do not have a detrimental effect on the character of the surrounding area and neighbouring properties will, therefore, be supported. However, the effect of the policy will be monitored to ensure that it does not lead to excessive cumulative development outside preferred locations. In Stubwood, Quixhill, Prestwood and Doveleys, the policy will apply alongside the adopted Local Plan Policies SP8 & 18.

Policy H2 Meeting the needs of all sectors of the population

New housing development should include a range of house types and sizes to meet the locally identified needs of the population. The provision of smaller (one, two and three bedroomed) homes, homes suitable for older people and homes which meet the needs of people with disabilities are particularly encouraged and would be welcomed by the local community.

Justification

Although it is not necessary to accommodate large scale development, there is a need to encourage a wider range of house types in Denstone, taking account of the bias in the population structure towards older people and the preponderance of larger houses in recent developments. There is a clear link from this policy to the evidence in the Parish Profile showing a higher than average level of older, one and two person households in the population structure and to the wishes expressed in early public consultation on the Plan.

This policy also recognises local circumstance. The requirements to provide for the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly will help to maintain housing choice and may result in the greater availability of housing for young and families. (Single level dwellings are bungalows or flats, but either form of housing would need to achieve stated design objectives).

Policy H3 The design of residential conversions and extensions

In addition to the design principles set out in the Local Plan, residential conversions or extensions should be designed to respect the character of nearby buildings and their setting. This will require particular attention to:

- ***The choice of materials.***
- ***The scale of development including roof heights.***
- ***Layout within the plot.***
- ***Parking provision, which as a minimum, should be in accordance with the standards adopted by the Borough Council.***
- ***The relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area***

Sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy) are encouraged where feasible, provided that it is incorporated into an overall design that complements the character of the area.

Justification

The conversion of buildings into houses and, in particular, extensions to existing houses are the most common forms of development that occur in the plan area. This policy, in addition to the coverage of high level ESBC Local Plan policies, will encourage detailed design that is appropriate to the setting and character of Denstone at the same time as enabling energy efficiency and water management features and provision for wildlife to be incorporated into detailed design. Where it is acceptable in terms of overall design, parking standards may be applied flexibly in order to enable the provision of additional spaces. In addition, efforts should be made to meet the highest building standards for water efficiency.

Heritage, landscape and rural character Policies

Policy BE1 Protecting and enhancing local character

A - Built development in and around Denstone village and the hamlets of Prestwood, Quixhill and Stubwood must protect, complement or enhance the historic rural character of the settlement and the landscape quality of the hinterland, which is identified in the Denstone Parish Landscape Character and Built Environment Assessment. Where appropriate applicants must explain, in a Design and Access Statement and/or Heritage Statement or otherwise in writing, how the proposed development will protect, complement or enhance the historic and rural setting of the Parish with regard to:

- 1) the scale and form of the development,***
- 2) the density of the development,***
- 3) the materials to be used in the development.***

B - Development involving Historic Farmsteads and their setting will need to show that there will be no adverse impact on the built and landscape character of the location.

C - Any development in an area within the key views detailed in Appendix 2 and shown on the Key Views Village Map within Appendix 2 must ensure that key features of the view can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of the village edge and surrounding countryside.

D - Development proposals should ensure that the distinctive and separate identities of Denstone village and Stubwood are not adversely affected by any development in the south and southwest of the Parish.

Justification

It is important that all new development is well designed, in order to protect the existing character and to enhance the quality of the built environment. In consultation many people valued the rural village environment and are concerned that it is protected from insensitively located development. The attractive landscape setting provided by the Churnet Valley and the Weaver Hills is particularly valued and a number of key views have been identified. The open land south of Denstone and Stubwood is particularly important in maintaining the character and separate identity of these settlements. Views are described and mapped in Appendix 2

The Landscape Character and Built Environment Assessment, has identified constraints and opportunities. It is essential that the location and design of new development has regard to the character of the local area. However, it is important to note that good design is not about copying the style of neighbouring buildings, but a creative response to the defined character of the area. Where heritage assets are affected, the County Council has advised that planning applications be accompanied by a Heritage Statement, where appropriate, to identify the presence of designated heritage assets, address the historic character of the area and impacts on the historic environment and considers proposals to best mitigate any negative impacts. The Heritage Statement could accompany the Design and Access Statement or be a standalone document.

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. It is reasonable, therefore, that this Neighbourhood Plans has well evidenced policies that set

out the quality of development that will be expected for the area. The Local Plan also emphasises the importance of good design and incorporates this requirement into local strategic policy. It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design which responds to the character of local areas. This is important in the settlements and in the wider landscape where a further consideration applies. Historic England strongly support the emphasis on the conservation of local distinctiveness and the protection of locally significant buildings and landscape character including archaeological remains and important views. Traditional farmsteads make an important contribution to the historic rural character. Historic England has produced farmsteads guidance for East Staffordshire in 2010, on the historic character of traditional farmsteads and the principles of sensitive conservation and the County Council has information at its website. Within Denstone Parish several historic farmsteads are recorded as having high significance.

Policy BE2 Protecting and enhancing local built heritage assets

Where appropriate, all development proposals will be required to take into account the character, context and setting of the local built heritage assets (listed in Appendix 3) including important views towards and from the assets. Development will be required to be designed appropriately, taking account of local styles, materials and detail. The loss of, or substantial harm to a locally important asset will be resisted, unless exceptional circumstance is demonstrated.

Justification

This protection is in accordance with the guidance contained in paragraphs 128-141 of the National Planning Policy Framework. The buildings and features identified which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of Denstone Parish and were highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are retained. Works to buildings or structures affecting non-designated local heritage assets should be designed sensitively, with careful regard to the historical and architectural interest and setting.

Community Proposal CPBE1 Enhancing local features

Enhancements to the local features will be sought through funding bids to support their management.

Policy BE3 Protecting and enhancing archaeological sites

Where appropriate development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost. Where a scheme has a potential impact on archaeological remains (below or above ground) a Heritage Statement or similar should be prepared in support of planning applications.

Justification

The NPPF identifies the historic environment as a core principle. Archaeology is an important aspect of the historic environment. This policy will ensure that development takes account of archaeological considerations. Historic Landscape Character (HLC) is a result of past land management regimes and plays a significant role in the unique character today. Proposals which impact upon the areas historic landscape character affect the sense of place and its unique character. A lack of current evidence of archaeology must not be taken as proof of absence and the County Historic Environment Record (HER) should be consulted.

Natural Environment and Landscape Policies

Policy NE1 Protecting the Countryside and Landscape

Any proposals for development in the rural areas should recognise and seek to protect and enhance the historic landscape and local character of the Parish. Field patterns and elements of the landscape heritage of the area, including ridge and furrow, field ponds, mature trees and historic hedgerows should be protected and incorporated into any landscape design schemes and their long term maintenance ensured.

In addition, development proposals should respect the longer views of the Churnet Valley and across to the Weaver Hills from Denstone village, as detailed in Appendix 2

Proposals should include consideration of the above factors in an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.

Justification

The East Staffordshire Local Plan evidence base, comments submitted by the County Council and the proximity of the Churnet Valley Landscape area, highlight the value of the countryside in Denstone in terms of landscape, heritage and biodiversity. Consultation on the Neighbourhood Plan demonstrated the value that local people place on the landscape and environment of the Parish. The NE Character Area 64; Potteries & Churnet Valley, the County Council Heritage Environment Assessment (2013 & 2015) and the Staffordshire Landscape Character Assessment (Planning for Landscape Change) and the Landscape Character and Built Environment Assessment by the Neighbourhood Plan Steering Group in 2015, all demonstrate the intrinsic value and importance of the high quality rural landscape of Denstone Parish. These studies indicate a high quality landscape, where characteristic features are well represented and in good condition and there is a wide and long history. This supports an approach that requires development to be unobtrusive and not lead to loss of characteristic features. The details are available in the Landscape Character and Built Environment Assessment and key elements are summarised in section 3. The views of the Churnet Valley and across to the Weaver Hills from Denstone village are an important landscape feature, as described and shown on a map in Appendix 2.

Some of the change that occurs in the landscape lies outside planning control, but where planning permission is required for new development, this policy sets parameters for the consideration of landscape features in a systematic way.

Policy NE2 Nature Conservation

All proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species.

Developers will be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to enhance biodiversity and important habitats. This will include sites and features that are locally important in Denstone, including; the Churnet floodplain, trees, hedges and woodland, parkland ponds & watercourses and unimproved grassland. Appropriate species related measures may

include, for example, the use of swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.

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

Justification

This approach, which highlights the importance of considering the impact of any development on nature conservation interests through cross boundary working on connectivity and green infrastructure and a pro-active approach to land management, reflects the guidance set out in the National Planning Policy Framework. The intention is to protect the character of the landscape and nature conservation interest in Denstone, as described in the Parish Profile in section 3 and reflects the comments made by Staffordshire Wildlife Trust. The policy coverage extends to wildlife corridors and “Stepping stones” (discontinuous patches of habitat and natural features that enable wildlife to disperse and migrate). A wildlife corridor is an area of habitat connecting wildlife populations separated by human activities or structures (such as roads and built development). In addition to having the capacity to influence and control development, this policy is intended to support landowners/businesses in considering agricultural and land management options.

The Environment Agency has encouraged the adoption of this approach, noting that sustainable drainage solutions complement nature conservation objectives. The Churnet catchment, with specific water quality and flooding issues, is potentially suited for Rural Sustainable Drainage Systems (RSuDS). They are measures that slow down or prevent the transport of pollutants into a water course by intercepting run-off and trapping soil before it leaves the field. They may consist of a single structure or a succession of different measures to drive improvement. Such structures & measures include wetlands, ponds, sediment traps, buffer strips and ‘in ditch’ options. Other benefits include slowing down or temporarily storing water to reducing localised flooding. The restoration of the Churnet floodplain will increase connectivity to restore the natural function for wildlife and flood risk benefits.

Community Proposal CPNE1 Partnership work on nature conservation

Nature conservation sites and features will be protected and enhanced through:

- ***Working with organisations including, Staffordshire Wildlife Trust, the County and Borough Councils and the Churnet Valley Living Landscape Project to increase landscape and habitat connectivity within and beyond the Parish.***
- ***Taking opportunities to add to the local conservation records from other studies and the assessments in planning applications. If possible, the Parish Council will undertake species and habitats surveys as part of implementing the Neighbourhood Plan.***
- ***Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support.***
- ***Supporting projects which enable the management of the landscape and enable and/or improve access to the countryside for walkers, cyclists and horse riders.***

Justification

This is a proactive partnership based approach which is to be adopted by the Parish Council in pursuit of the wider implementation of Policy NE2. They are based, in part, on comments made at the various consultation stages by organisations including; Staffordshire Wildlife Trust, Natural England, the Environment Agency and the Living Landscapes project.

Transport

Policy T1 Development related traffic requirements

Development proposals in and around Denstone village and Stubwood, especially those related to the College and JCB, which would generate a significant amount of movement must be supported by a Transport Statement or Assessment as appropriate which sets out details of the transport issues relating to the development including;

- the measures to be taken to deal with the traffic impacts of the scheme***
- and take any opportunities for improving the pedestrian and cycle connectivity.***

Where road improvements are proposed as part of any development they must be designed to be sympathetic to the rural character of Denstone.

Justification

It is acknowledged that transport is the responsibility of the highway authority (Staffordshire County Council) and policies directly dealing with transportation in East Staffordshire are mainly provided in the Local Plan and the Local Transport Plan (LTP). However, there are local issues which is it correct to address in this Neighbourhood Plan. Traffic flows in and around Denstone village and Stubwood are influenced by the presence of Denstone College and the proximity of JCB.

Many roads in the Parish, especially in the village, have significant physical constraints including sharp bends, narrow carriageways and footways that are either very narrow or lacking in several places. However, these rural roads and lanes, some of which, for example sections of College Road and Narrow Lane, are sunken and are an integral part of the attractive character of the village and should not be destroyed through unsympathetic improvements. The purpose of this policy is to ensure that the traffic impact of new development, is systematically assessed, so that measures can be taken to remove hazards and improve road safety but without detriment to local character.

Community Proposal CPT1 Pedestrian/cycle access & connections

In conjunction with the Borough and County Councils and businesses, the Parish Council will investigate opportunities for extending and improving routes to increase pedestrian and cycle connectivity to and from Denstone village and Stubwood to key locations, including; All Saints First School, Denstone College and JCB.

Justification

At present roads provide good connectivity but there is a lack of dedicated, safe and pleasant routes for pedestrians and cyclists to link the village with these important institutions and places of employment. This leads to safety issues and is contrary to sustainable development principles.

Community Facilities, Local Shops and Open Spaces

Policy CFOS1 Community buildings, shops and public houses (Objective 1)

Community facilities in Denstone will be protected. Where planning consent is required, the loss of such facilities will be resisted unless:

- a) The proposal includes alternative provision, on a nearby site of equivalent or enhanced facilities which is accessible by walking and cycling and has adequate car parking; or***
- b) It can be demonstrated to the satisfaction of the Local Planning Authority that there is no longer a need for the facility or the premises are unsuitable or not viable for the continued provision of the service.***

This policy covers the following facilities:

A - The village hall in Denstone

B - The Tavern Public House

C - All Saints Church in Denstone

D - Stubwood Methodist Chapel

Justification

Denstone has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of these facilities and therefore seeks to protect them from inappropriate changes of use. It is recognised that in some circumstances replacement may provide benefits to the community, but this will need to be demonstrated before the Parish Council will support proposals for redevelopment or alternative uses. Where the loss of a facility, e.g. a public house, is being justified on market based grounds, the Parish Council will consider requesting designation of buildings as Assets of Community Value. The local and wider value of the village shop and the Denstone Hall Farm Shop(s) is also noted.

Policy CFOS2 Open Spaces

Open spaces and recreation facilities will be protected from development that detracts from the use of these areas as open spaces and recreation facilities. Proposals which would reduce the quality or quantity of these facilities will only be permitted if the open space, building or land is surplus to requirements or replacement facilities of an equivalent or better standard are provided in a suitable location or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.

Justification

These spaces are protected in line with NPPF (Paras. 73 & 74), the role of Sport England to protect playing fields with a presumption against their loss. The spaces listed below and shown on the Proposal Map and Inset Map 2 contribute to the quality of life for local residents and to the physical character of the village. The Parish Council will support proposals to enhance and improve open space and recreation facilities in the Parish as and when opportunities emerge.

In addition to those areas proposed as Local Green Spaces under Policy CFOS3, the areas of land covered by this policy include:

- A - The Bowling Green & Tennis courts and the play area in Denstone Village
- B - The playing fields at All Saints First School
- C - The Robert's Green recreation area.
- D - The "Farm on the Hill" Allotments at Prestwood
- AB1 – Denstone College playing Fields and open spaces

Policy CFOS3 Local Green Spaces

The following areas shown on Inset Map 3 are designated as Local Green Spaces:

A - The line of the former Churnet Valley Railway line (now a linear walkway).

B - Oliver's Green off College Road.

Development will only be permitted in the Local Green Spaces where it is compatible with the aims and objectives of the designation.

Justification

Consultation showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development. In the NPPF (Para. 76) it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in very special circumstances" The designations are in accordance with the requirement in Para. 77 of the NPPF:

- The green space is in reasonably close proximity to the community it serves:
- The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife:
- The area concerned is local in character and is not an extensive tract of land"

Both of the Local Green Spaces are in close proximity to Denstone Village and are used and valued by local residents and are not extensive tracts of land.

The former railway line that closed in 1965 includes the remains of platforms, is part of the transport, agricultural and industrial heritage of the area. It is now a well-used recreational asset, including an adventure playground, much valued by local people.

Oliver's Green is an attractive local landscape feature. It lies at the junction of two old packhorse routes, where there was a pinfold where stray animals were tethered to a 'Pinning Stone'. In 1900 a fine of 6d had to be paid before the animal was released. It is believed by some local people that the site was associated with the English Civil War.

Local employment

Policy LE1 Local Employment

Proposals for the development of new small business units, the expansion or diversification of existing small scale units and tourism related development will be permitted, providing that:

- a) it can be demonstrated that there will be no significant adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;***
- b) it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the local landscape;***
- c) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated).***

Where appropriate, development proposals are encouraged to meet and, where possible, exceed national standards for sustainable construction. Wherever possible, provision should be made for

- a) improved telecommunications,***
- b) pedestrian and cyclist access and***
- c) the use of sustainable drainage systems.***

Justification

The Neighbourhood Plan needs to accommodate appropriate proposals for business development in other parts of the Parish. The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend, which the Parish Council would like to continue as part of the maintenance of Denstone as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

Local jobs can reduce the reliance on commuting and support more sustainable living. Whilst this Neighbourhood Plan does not allocate sites for employment development, it seeks to support the viability of existing local businesses and their expansion where this is proportionate and appropriate in the individual circumstances. It also encourages appropriate diversification of existing economic activities, as this will make the local economy more robust and more sustainable as well as providing new job opportunities for local people. The adopted Local Plan and the National Planning Policy Framework encourage and promote sustainable economic growth. The aim is to facilitate economic development within Denstone which is appropriate in scale, supports existing local businesses, and where appropriate brings vacant historic buildings back into beneficial use. The provision of good telecommunications is important in rural areas to support the viability and sustainability of rural enterprise, including home-working. The attractive landscape, including the nearby Peak District National Park, the proximity of the Alton Towers theme park and major employers such as JCB and Denstone College means that there is potential for (sustainable) leisure and business related tourism in the area.

Renewable Energy & Telecommunications

Policy RE1 Renewable Energy

Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:

- ***Visual impact in the immediate locality and the wider area, including longer views across the Churnet Valley and towards the Weaver Hills***
- ***The amenity of the occupiers of nearby houses.***
- ***Highway safety and traffic generation.***
- ***Sites of local nature conservation and heritage assets.***

Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.

Justification

Whilst recognising the benefits that can arise to the wider community from renewable energy installations and providing a positive context for development in appropriate locations, this policy takes account of the high quality of the countryside and landscape of Denstone Parish. There has been recent pressure, manifested through several planning applications for solar farms, for renewable energy installations. Particular value is placed on the local and longer views of the Churnet Valley and Weaver Hills, as described and shown on a map in Appendix 2. In other areas, planning applications for solar parks have been followed by proposals for standby generation using diesel fuel. In order to be acceptable, such proposals would need to be demonstrated to be genuinely ancillary to the renewable solar generation and not to be operated as a separate generation source from the same site. In addition, the impact of the built development and engineering works, noise, traffic and air pollution in the countryside would all need to meet the criteria of this and other relevant Local plan and Neighbourhood Plan policies.

Policy RE2 Telecommunications Installations (Objective 1)

The Parish Council recognises the need for improved telecommunication and broadband services and supports sensitively designed and located installations where the proposal is designed to minimise any adverse effect on the landscape or on designated and non-designated heritage features.

Justification

Benefits arise to the economic and social life of the local community from improved telecommunication and IT infrastructure, especially given the larger than average number of small businesses and the self-employed people. This policy provides a positive context for telecommunications development in appropriate locations, taking account of the landscape character and heritage. The “Code of Best Practice on Mobile Network Development in England 2013” has advice on siting and design.

7 Implementation

7.1 In accordance with the requirements of the adopted Local Plan Policy NP1, this section outlines the approach to the implementation of the Denstone Neighbourhood Plan, including; working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community. In addition, measures are outlined to continue the innovative and productive work which has been done to engage young people in the making of the Plan

7.2 Denstone Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised.

Working in Partnership

7.3 Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

East Staffordshire Borough Council - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities

Staffordshire County Council – Drainage, Highways and Transport, Education, Landscape and Social Services.

Adjoining Parish Councils – Assessing impact of large scale planning applications.

Staffordshire & Stoke on Trent and Greater Birmingham & Solihull Local Enterprise Partnerships (LEPs) These organisations are potential partners for joint working, funding and implementation and activity may be relevant to rural businesses.

Sport England - On assessments and strategies for indoor and outdoor sports delivery, including design in accordance with their design guidance notes

Environment Agency (with SCC) - Reflecting the key principle of the planning system to promote sustainable development, the EA (with SCC) will be involved in the planning, design and delivery of new development, to take account of: (1) Flood risk management, (2) Water quality and water resources, (3) Waste management, (4) Land contamination & soil and (5) Environmental permitting and other regulation. Site owners and developers will need to undertake detailed liaison with SCC on flooding and drainage matters.

Severn Trent Water - There is an expectation that all foul drainage should be connected to foul sewers. STW would need to be contacted regarding this to ensure system capacity.

Large scale employers and landowners - The Parish Council will seek early engagement on proposals within Denstone or affecting the Parish. Particular attention will be focused on Denstone College, JCB and Alton Towers.

Funding and Implementation Mechanisms

7.4 Financial contributions will be sought from developers through Section 106 agreements or Community Infrastructure Levy if this is introduced in the Borough. Contributions will be sought when it is appropriate to do so and in line with the tests set out in the Community Infrastructure Levy Regulations 2010 and the NPPF. Contributions will assist in the delivery of the priority projects detailed below.

7.5 In addition, the Parish Council will seek to influence annual and other budget decisions by the Borough and County Councils on housing, open space and recreation, economic development, community facilities and transport, through the County Council Local Transport Plan. The potential impact of reduced budgets is acknowledged.

7.6 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; EU Funds and LEP programmes.

Priority Projects

7.7 The list of infrastructure projects below reflects local priorities. This should inform the spending of the Neighbourhood Portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. For Example:

- Environmental improvements
- Countryside management and access to the countryside
- Managing traffic associated with Denstone College, JCB and Alton Towers

7.8 Consideration will also be given to projects from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.

Monitoring and Review

7.9 Denstone Parish Council, supported by the Borough Council, will produce an annual monitoring report on the Neighbourhood Plan using a table listing each of the Neighbourhood Plan Policies, Proposal and Projects, as indicated below:

Policy	Times used	In accordance	Against policy	Commentary
Proposal	Completed	In progress	Not yet started	Commentary
Project	Completed	In progress	Not yet started	Commentary

7.10 The reports will also include a listing of all planning applications in Denstone and the decisions made on them and a schedule of approved development for new housing from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful influencing planning and development decisions.

7.11 A more comprehensive review, including an assessment of how the Neighbourhood Plan objectives are being achieved, an update of the statistics contained in the Parish Profile

and review of the Policy context, will be undertaken at five year intervals. In conjunction with the cumulative annual reports, this will inform any decision on whether a formal review of the Plan is necessary. It is expected that the Borough and County Councils will support the monitoring of the Neighbourhood Plan by providing dedicated data for the plan area.

7.12 The Steering Group ensured that steps were taken to engage young people (especially local residents, but also students at Denstone College) in the making of the Neighbourhood Plan and will continue to do so as it is implemented. Over the period of the Plan (19 years from 2012 to 2031) many of the young people of the Parish will become adults and the environment of the Parish and the economic and social opportunities that it offers, will be theirs. It is important that the way in which the plan is implemented recognises and reflect the needs of this emerging generation. This engagement will be achieved through the following means.

- An annual offer to the schools (inside and outside the Parish) which young people attend to provide a class/workshop on planning matters in Denstone.
- A survey of the attitude and opinions of young people on local planning issues and the importance of the Neighbourhood Plan every five years or so.
- Continued engagement with Denstone College to increase the appreciation of future students on the role of the college and its impact (good and not so good) on the Parish.
- Exploring ways of involving young people in the work of the Parish Council.

Appendix 1 Local community organisations, shops, pubs and schools

Clubs, Classes and Groups

- Bowls Club
- Denstone Art Group
- Denstone Players
- Denstone Spinners (Spinners knitters and weavers).
- Denstone and District Garden Guild.
- Mothers Union
- Pat Miller School of Dance.
- Tennis Club
- The Tuesday Club
- Women's Institute
- Denstone Toddlers Group
- Denstone Pre-School Group

The **Tom Boden Memorial Sports Trust** owns and looks after the area in the village comprising the bowls green, tennis courts. It also leases an area known as "Roberts Green" as an open green space. The Parish Council look after a children's playground on Oak Road which they in turn, lease from the Tom Boden Memorial Sports Trust. Denstone Youth Fund raised the money for this playground and were responsible for its maintenance until 2015.

The **Denstone British Legion** branch meets twice a year in the Bowls Pavilion.

Community Transport

Launched in April 2006, provides a door to door service for those who are without access to a private car, when suitable public transport is not available.

Denstone Village Hall.

The Village Hall is a registered charity. It is run by a Management Committee with representatives nominated by village organisations.

Shops and pubs

Denstone has a small village shop for newspapers, groceries and other odds & ends. Denstone Hall Farm Shop sells a wide range of food and has a café/restaurant and the complex includes four other retail units. There is a pub, The Tavern, in the village. Until recently a local Post Office was open week-day mornings.

Schools

All Saints First School (children aged 4 - 9). There are currently 73 pupils.

Denstone College is an independent coeducational boarding and day school taking pupils from 11 – 18 years.

Children at all levels also attend other state and independent schools in/around the area.

Play areas and recreation

There is a play area for small children in the centre of the village and another area for older children a little way down the old railway track. There is a green way, for walking, cycling and horse-riding, on the former railway line from Denstone to Oakamoor, alongside the bank of the River Churnet. This links to an extensive network of footpaths, including Saltersford Lane and the line of the former Uttoxeter Canal.

Churches

All Saints Church is the centre for Christian worship in Denstone and is also an historically important building. Stubwood Methodist Chapel (1841) is close to Denstone. It holds regular Sunday services and a monthly family service.

Appendix 2 Key Landscape Views

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

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

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

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

The results of the further work are summarised in this report. Views have been identified using desk based and field surveys, taking account of key public locations in the village, including public footpaths, roads/lanes, and gathering places (e.g. the village hall) where there are views over the Churnet Valley, across to the Weaver Hills and into/out of the village. In addition, the higher land and footpaths around the college site have been taken into account. The resultant key views are summarised below and shown on Map 1 and on photographs.

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

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

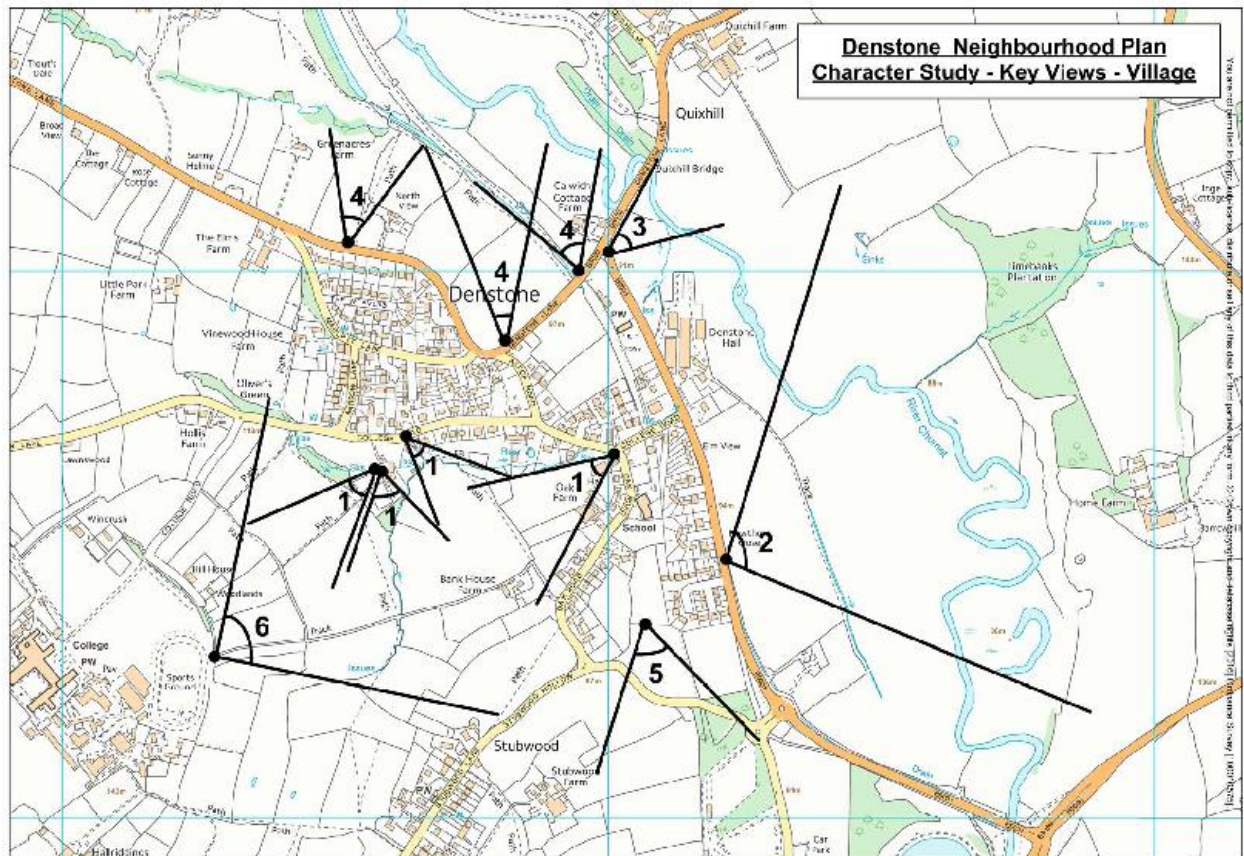
3 Long range views across to the Weaver Hills from Denstone Lane (north of Alton Road) looking north and from B5031 (entrance to village). The Weaver Hills are the dominate landscape feature in the area and long range views are a crucial part of the village character.

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

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

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

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



Appendix 3 Non-Designated Local Heritage Assets

The Landscape Character and Built Environment Assessment showed the need for a list of buildings and structures which are not designated but are of local interest and importance to underpin the policy to protect and enhance them. These may be buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated. The following have been identified as being potentially 'locally listed buildings'. A 'locally listed building' is a building which, whilst not Listed, is felt by the Local Planning Authority to be of local importance due to its architectural, historical or environmental significance. These buildings which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. (* On Historic Farmsteads map). Photographs are available in the Landscape Character and Built Environment Assessment annex. The age of buildings e.g. Nineteenth Century etc. is expressed as C19 etc.

Main Road (B5031) - Denstone Hall Farm House. C19, red brick farmhouse with slate rather than usual blue tile roof, plus outbuildings.

Denstone Lane - Calwich Cottage. C19, red brick and Staffordshire blue tile roof.

College Road

- Heywood Hall. Late C19 Victorian guesthouse, red brick, render and blue tiles.
- The Station House. C19, red brick and Staffordshire blue tile roof & recent extension.
- The Tavern PH. C17/18/19 Hollington stone building with blue tiled roof
- White Cottage/Holly Bank. C19, rendered farm & cottage and blue tile roofs.
- Brook House. C19, red brick & Hollington stone quoins & blue tile roof.
- The Croft* Substantial 2 bay. C19, red brick farmhouse, blue tile roof & outbuildings.
- Richmond House. C19, red brick and Staffordshire blue tile roof.

Oak Road

- Peace Haven. C19, villa; red brick & Hollington stone quoins & blue tile roof.
- Oak Farm. Substantial 2 bay. C19, red brick farmhouse, blue tile roof & outbuildings.
- School Cottage. C19 rendered "L shaped" house with blue tile and notable chimneys
- Jasmine Cottages C19, pair of red brick cottages (one rendered) with blue tile roof.
- Oak House. Altered C19 red brick and blue tile house
- Bank House Farm* C19, red brick & Hollington stone quoins & blue tile roof.
- Lilac Cottage. Substantial C19 cottage with red brick (diaper work) and blue tiles.

Alton Road

- Marlpit Cottage. C19, rendered, Staffordshire blue tile roof with substantial chimney.

- Hillside. C19, red brick farmhouse, blue tile roof & outbuildings.

Marlpit Lane

- Vinewood Farm* Substantial C19, red brick farmhouse, blue tile roof & outbuildings.
- Croft Cottage. Extended C19 red brick and blue tile house

Narrow Lane - Primrose Cottage. Extended C19 red brick and blue tile house

Hollis Lane – Windy Arbour. C19, farmhouse (rendered), blue tile roof & outbuildings.

Areas and Landscape

- Village Hall and fields and behind. views bring rural character into the village centre.
- Oliver's Green – earthworks.
- Area to W of B5031 incorporating Churnet Valley - important landscape and views.
- Bowling Green and Tennis Courts and small play area – leisure areas.
- Robert's Green playing fields.
- Field to east of B5031 at start of village - to separate the village from JCB complex.
- All public rights of way including those which go between buildings.
- Saltersford . A historic route (dated 1339); a saltway, including sandstone blocks.

Features

- Millennium Bench and Millennium Tree
- Bench and tree at west junction of Alton Road and Marlpit Lane
- Phone boxes in College Road and Stubwood
- Post boxes near the village shop, end of Marlpit Lane and at Quixhill/Prestwood
- Lady Meadow Bridge
- Canal Mileposts in Bowling Green
- Tree sculpture (from Jubilee Tree)

Also stone Boundary walls and hedges are important features which link buildings and maintain the continuity within the village. Additionally, trees and hedges frame key views or form the backdrop to views within, and beyond, the area in and out of the village. The trees lie mainly in private land and gardens but also include tree belts on the valley slopes and ridge tops which form the backdrop to views within the village.

Appendix 4

Schedule of Listed Buildings (with Map) other designations (from SCC HER) as at 2014

Title	Type	Location	Grade
DENSTONE COLLEGE CHAPEL	Listing	DENSTONE COLLEGE CHAPEL, COLLEGE ROAD, Denstone, East Staffordshire, Staffordshire	II
WAR MEMORIAL SOUTH WEST OF DENSTONE COLLEGE	Listing	WAR MEMORIAL SOUTH WEST OF DENSTONE COLLEGE, COLLEGE ROAD, Denstone, East Staffordshire, Staffordshire	II
ALL SAINTS CHURCH HALL	Listing	ALL SAINTS CHURCH HALL, DENSTONE, Denstone, East Staffordshire, Staffordshire	II
LYCHGATE TO CHURCH OF ALL SAINTS	Listing	LYCHGATE TO CHURCH OF ALL SAINTS, DENSTONE, Denstone, East Staffordshire, Staffordshire	II
DENSTONE COLLEGE	Listing	DENSTONE COLLEGE, COLLEGE ROAD, Denstone, East Staffordshire, Staffordshire	II
DENSTONE COLLEGE HALL	Listing	DENSTONE COLLEGE HALL, COLLEGE ROAD, Denstone, East Staffordshire, Staffordshire	II
CHURCH OF ALL SAINTS	Listing	CHURCH OF ALL SAINTS, DENSTONE, Denstone, East Staffordshire, Staffordshire	II*
CROSS APPROXIMATELY 15 YARDS SOUTH OF NAVE OF CHURCH OF ALL SAINTS	Listing	CROSS APPROXIMATELY 15 YARDS SOUTH OF NAVE OF CHURCH OF ALL SAINTS, DENSTONE, Denstone, East Staffordshire, Staffordshire	II
MANOR FARM HOUSE	Listing	MANOR FARM HOUSE, PRESTWOOD, Denstone, East Staffordshire, Staffordshire	II
QUIXHILL BRIDGE	Listing	QUIXHILL BRIDGE, QUIXHILL LANE, Denstone, East Staffordshire, Staffordshire	II
STUBWOOD METHODIST CHAPEL	Listing	STUBWOOD METHODIST CHAPEL, FORECOURT WALLS, RAILINGS AND GATE, STUBWOOD, STUBWOOD, Denstone, East Staffordshire, Staffordshire	II
ALL SAINTS VICARAGE	Listing	ALL SAINTS VICARAGE, DENSTONE, Denstone, East Staffordshire, Staffordshire	II*
COACH HOUSE AND STABLE APPROXIMATELY 10 YARDS NORTH OF ALL SAINTS VICARAGE AND CONNECTING WALL	Listing	COACH HOUSE AND STABLE APPROXIMATELY 10 YARDS NORTH OF ALL SAINTS VICARAGE AND CONNECTING WALL, DENSTONE, Denstone, East Staffordshire, Staffordshire	II
STONE HOUSE	Listing	STONE HOUSE, COLLEGE ROAD, Denstone, East Staffordshire, Staffordshire	II
VILLAGE CROSS AND DRINKING FOUNTAIN	Listing	VILLAGE CROSS AND DRINKING FOUNTAIN, DENSTONE, Denstone, East Staffordshire, Staffordshire	II
MILEPOST OPPOSITE STONE BANK	Listing	MILEPOST OPPOSITE STONE BANK, ALTON ROAD, Denstone, East Staffordshire, Staffordshire	II
ALL SAINTS CHURCH OF ENGLAND (C) PRIMARY SCHOOL	Listing	ALL SAINTS CHURCH OF ENGLAND (C) PRIMARY SCHOOL, DENSTONE, Denstone, East Staffordshire, Staffordshire	II
TRIUMPHAL ARCH, GATES AND FLANKING RAILINGS AT QUIXHILL	Listing	TRIUMPHAL ARCH, GATES AND FLANKING RAILINGS AT QUIXHILL, QUIXHILL LANE, Denstone, East Staffordshire, Staffordshire	II*
LODGE SOUTH OF TRIUMPHAL ARCH AT QUIXHILL	Listing	LODGE APPROXIMATELY 20 YARDS SOUTH OF TRIUMPHAL ARCH AT QUIXHILL, QUIXHILL LANE,	II*

LODGE NORTH OF TRIUMPHAL ARCH AT QUIXHILL	Listing	LODGE NORTH OF TRIUMPHAL ARCH AT QUIXHILL, QUIXHILL LANE, Denstone, East Staffordshire,	II*
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Other Designations

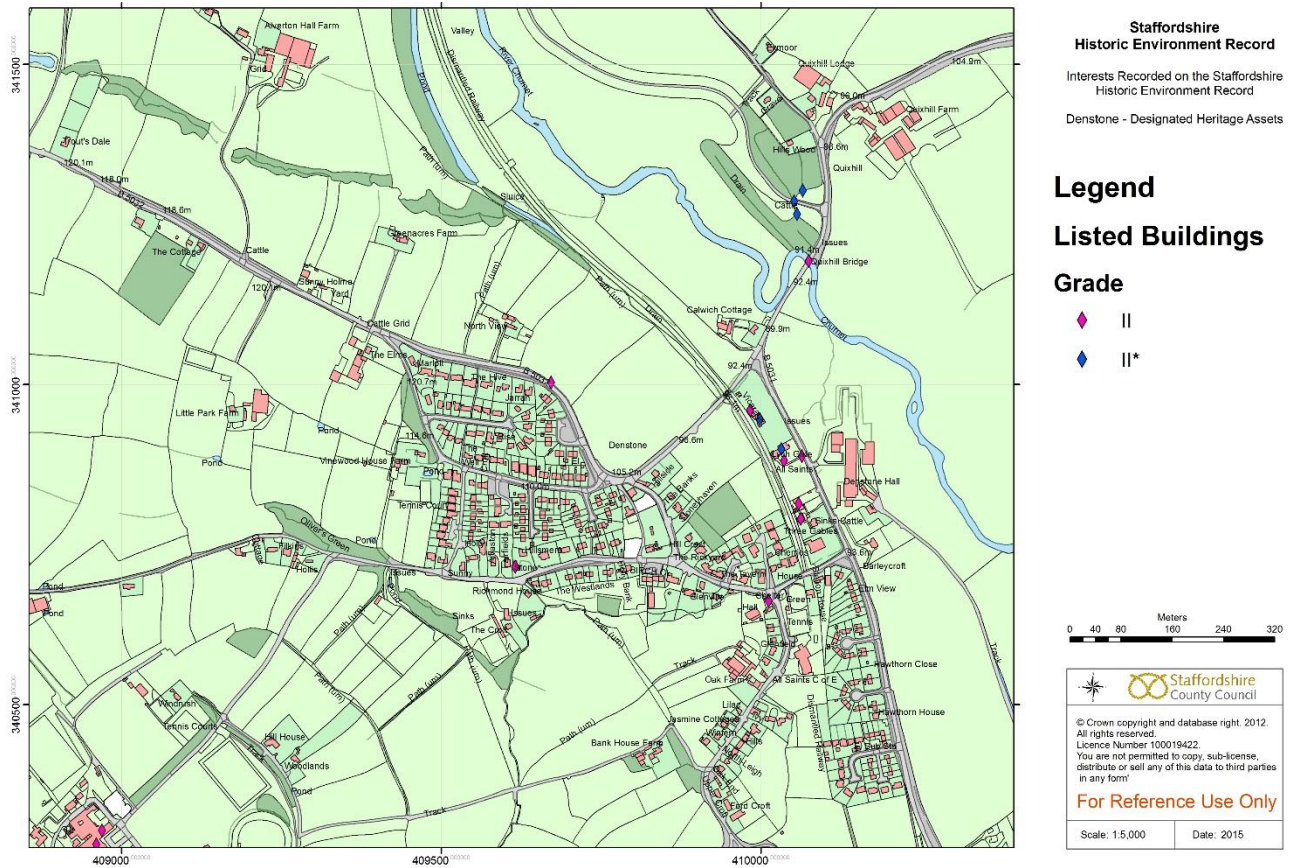
The Milestone Society.

Parish Boundary Post	STAFFORDSHIRE, EAST STAFFORDSHIRE, DENSTONE
Parish Boundary Post	STAFFORDSHIRE, EAST STAFFORDSHIRE, DENSTONE
Milepost, Denstone	STAFFORDSHIRE, EAST STAFFORDSHIRE, DENSTONE
Parish Boundary Post	STAFFORDSHIRE, EAST STAFFORDSHIRE, DENSTONE
Parish Boundary Post	STAFFORDSHIRE, EAST STAFFORDSHIRE, DENSTONE

The National Record of the Historic Environment (NRHE).

Title	Location	Description
DENSTONE STATION	Staffordshire	Site of railway station on the Churnet Valley Railway, opened in 1849 and closed in 1965....
STUBWOOD METHODIST CHAPEL	Staffordshire	Small, single storey Primitive Methodist chapel and school dated 1841. Built of coursed, squared an...
MONUMENT NO. 1420522	Staffordshire	The site of a Second World War type 24 concrete pillbox with a camouflage scheme painted.
MONUMENT NO. 1582604	Staffordshire	Medieval and medieval/ post medieval ridge and furrow is visible as earthworks on air photographs.
MONUMENT NO. 1582605	Staffordshire	Post medieval ridge and furrow and narrow ridge and furrow are visible as earthworks on air photograph.
MONUMENT NO. 1582651	Staffordshire	A probable post medieval field boundary is visible as an earthwork on air photographs.
MONUMENT NO. 1582652	Staffordshire	A probable post medieval field boundary is visible as an earthwork on air photographs.
MONUMENT NO. 1582656	Staffordshire	Probable medieval/ post medieval field boundaries are visible as earthworks on air photographs.
MONUMENT NO. 1582663	Staffordshire	Probable medieval/ post medieval lynchets are visible as earthworks on air photographs.
MONUMENT NO. 1582664	Staffordshire	Numerous probable medieval/ post medieval field boundaries and potential lynchets are visible.
MONUMENT NO. 1582665	Staffordshire	A number of probable post medieval field boundaries are visible as earthworks on air photographs.
MONUMENT NO. 1585803	Staffordshire	Elements of a possible post medieval water meadow, consisting of numerous ditches are visible.
MONUMENT NO. 1585804	Staffordshire	Probable post medieval field boundaries are visible as earthworks on air photographs.
MONUMENT NO. 1581927	Staffordshire	Probable medieval and medieval/ post medieval ridge and furrow is visible as earthworks on air photos.
MONUMENT NO. 1581928	Staffordshire	Probable post medieval ridge and furrow and narrow ridge and furrow are visible as earthworks.
MONUMENT NO. 1586017	Staffordshire	Probable medieval/ post medieval field boundaries are visible as earthworks on air photographs.
MONUMENT NO. 1586016	Staffordshire	Probable medieval/ post medieval field boundaries are visible as earthworks on air photographs.
MONUMENT NO. 1585309	Staffordshire	Probable medieval/ post medieval or post medieval field boundaries are visible as earthworks.
MONUMENT NO. 1585805	Staffordshire	Probable post medieval ridge and furrow is visible as

earthworks on air photographs, in the parish.



N.B. Readers are reminded to obtain the most up to date information from ESBC and/or Historic England

Appendix 5

Community Proposal CPSB 1. Housing Type and Design within the Denstone Village Settlement Boundary

Public consultation and the engagement of landowners and the County Council on housing sites within the extended Settlement Boundary resulted in the following preferences:

Land north of All Saints Church

Up to 6 houses should be provided, comprising smaller dwellings with design and materials that should be traditional, reflecting the character of the nearby buildings and structures.*

Land off Oak Road

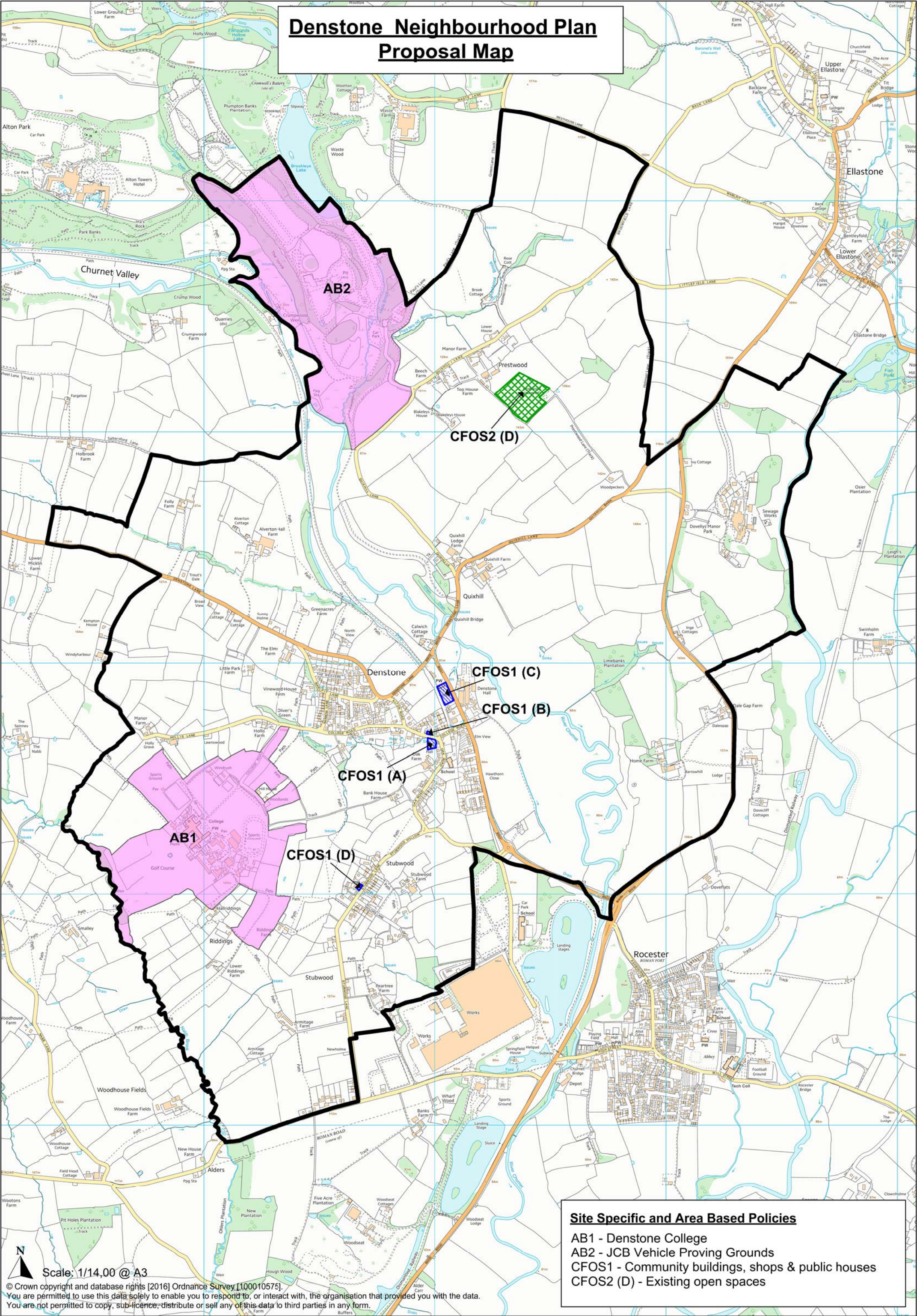
Up to 5 houses should be provided, comprising a majority of smaller dwellings. The design should reflect the style of a traditional farmhouse and outbuildings, with red brick and Staffordshire blue tiles as the principal materials and traditional boundary treatment. Access arrangements should seek to minimise potential vehicular/pedestrian conflict on Oak Road.*

Land at Vinewood Farm

Up to 5 houses should be provided, comprising a majority of smaller dwellings which consider the site topography. The relationship with existing houses on College Road and Narrow Lane should be considered carefully. The existing hedgerow and bank on College Road should be retained to reflect the rural character. Access arrangements should seek to minimise potential vehicular/pedestrian conflict on College Road.*

**Smaller dwellings are defined as 2 to 3 beds providing flexible accommodation for families and older people.*

Denstone Neighbourhood Plan Proposal Map



Site Specific and Area Based Policies

- AB1 - Denstone College
- AB2 - JCB Vehicle Proving Grounds
- CFOS1 - Community buildings, shops & public houses
- CFOS2 (D) - Existing open spaces

Denstone Neighbourhood Plan

Inset Map 1

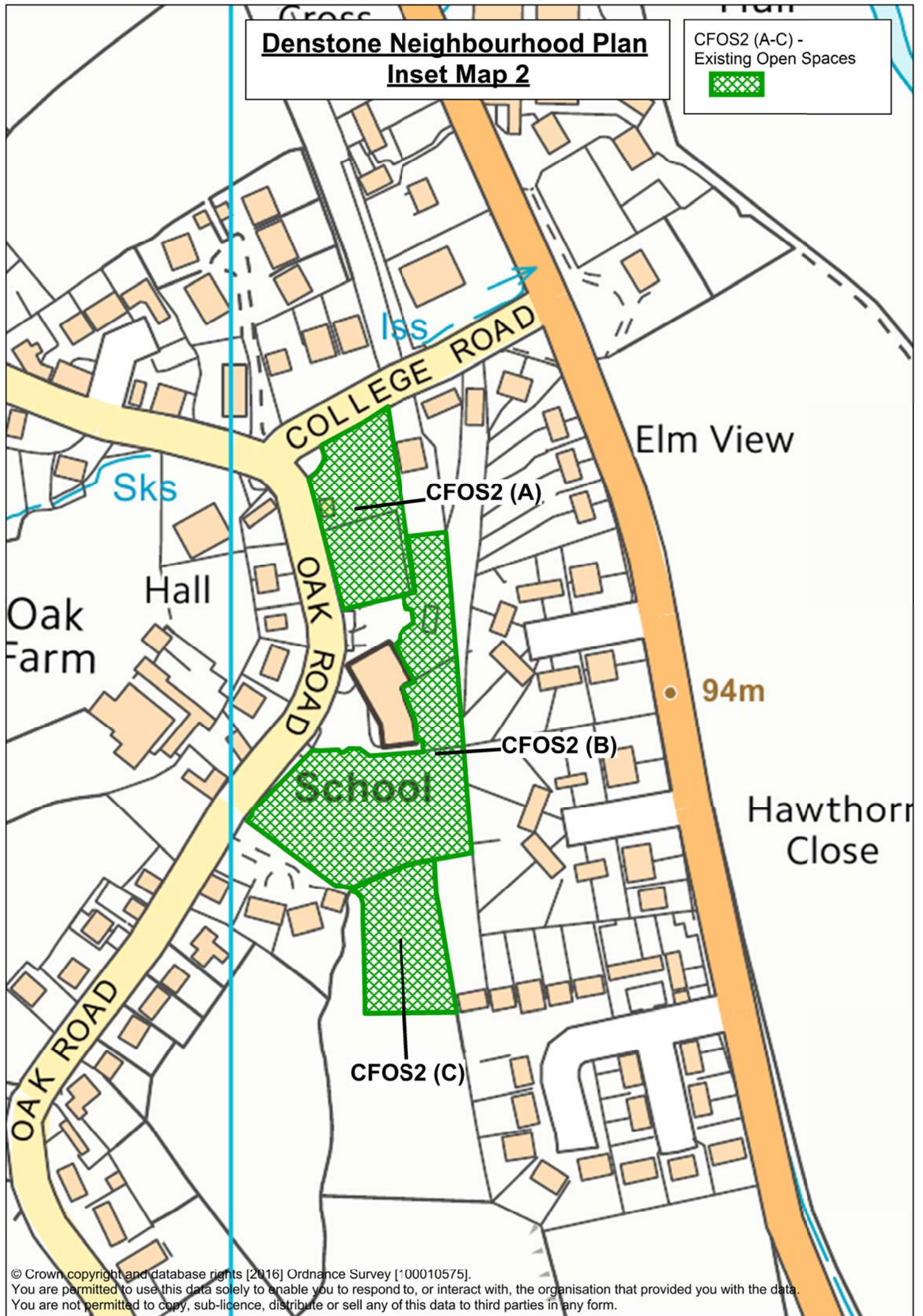
Settlement Boundary



Denstone Neighbourhood Plan

Inset Map 2

CFOS2 (A-C) -
Existing Open Spaces



Denstone Neighbourhood Plan

Inset Map 3

CFOS3 - Local Green Space



Denstone Parish Boundary

