



Anglesey NDP₂₀₁₄₋₃₁

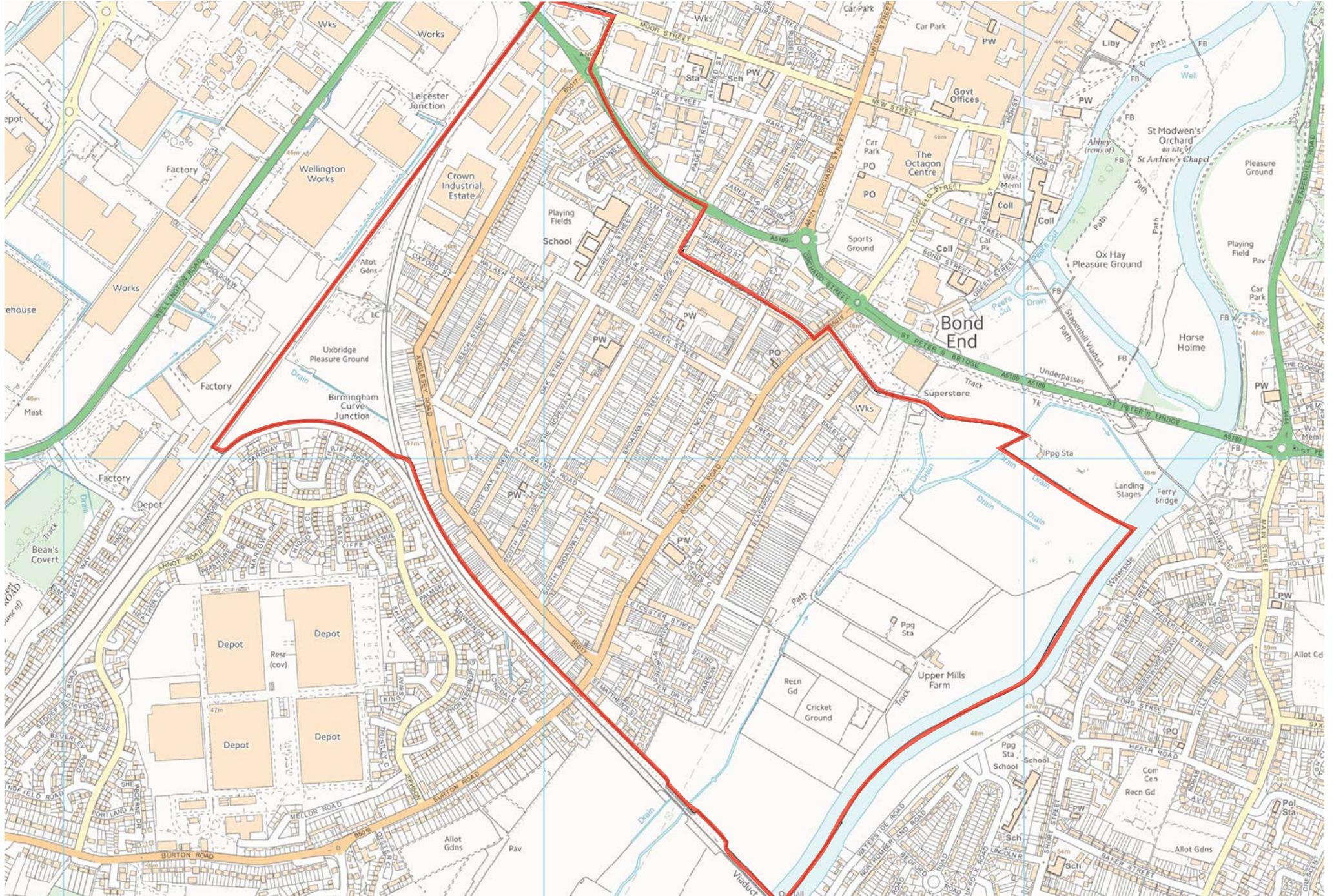
Neighbourhood Development Plan
Shaping our future together

Made July 2016

ریبادت مقرف | Lokalny Plan Zagospodarowania Sasiedztwa | Āpkārtnes plāns

The planning policies in the Anglesey Neighbourhood Plan cover the Anglesey Parish area - shown as the area inside the red line on this map.

Our Neighbourhood Plan Area





Anglesey Neighbourhood
Development Plan 2014-2031

section	page
1 List of Policies	4
2 What is the Anglesey Neighbourhood Plan?	5
3 Using the Anglesey Neighbourhood Plan.	6
4 Background to Anglesey	
People and Jobs	7
Celebrating our Heritage	8
Landscape.	10
Plans and Policies	11
5 How has the Anglesey Neighbourhood Plan been produced?	13
6 Our Vision and Objectives for Anglesey.	15
7 Strategic Map	17
Anglesey Neighbourhood Plan Policies	18
8 Community Facilities	19
9 Employment and Housing	25
10 Environment and Green Space.	32
11 Key Sites	38
12 Monitoring the Anglesey Neighbourhood Plan	40
13 Glossary	41



I. List of policies

Acknowledgements:

Thank you to all those who attended our community events and have contributed to the process. Thank you in particular to Anglesey Parish Clerk and the Neighbourhood Planning team at East Staffordshire Borough Council.

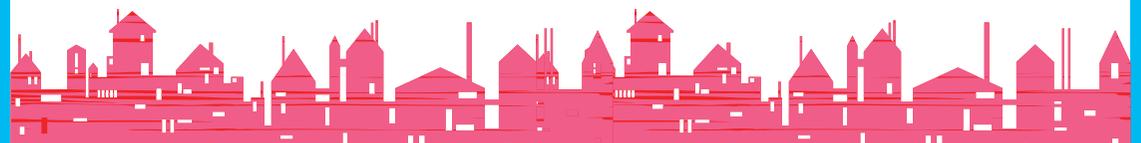
Authors

JS, BP, TH, LM, KJ

Checked by

JS, LM, BP

- Parish Proposal A1** Protecting and Enhancing Existing Community Facilities
- Parish Proposal A2** Establishing Community Hubs
- Policy A3** Improvements to Shopping Areas
- Parish Proposal A4** Walking and Cycling
- Policy A5** Housing Types and Tenure
- Policy A6** Housing in Multiple Occupation (HMOS) and Conversions
- Policy A7** Supporting Employment and Industry
- Policy A8** High Quality Residential Design
- Policy A9** Heritage and Conservation
- Policy A10** Streets and Spaces
- Policy A11** Parking and Refuse Strategy
- Policy A12** Open Space and Recreation
- Policy A13** The Washlands
- Policy A14** Brewery Buildings, Clarence Street
- Policy A15** Crown Industrial Estate, Anglesey Road



What is the Anglesey Neighbourhood Plan?



What is a Neighbourhood Plan?

- 2.1 Neighbourhood Plans are documents which give local people real powers to shape the future of their neighbourhoods. A Neighbourhood Plan contains policies written by the community to shape how their local area changes over the next 17 years. It's now Anglesey's turn to have its say.
- 2.2 Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF), March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans must be in 'general conformity' with the strategic policies of the East Staffordshire Local Plan, produced by the Borough Council as the Local Planning Authority (LPA).
- 2.3 The designated Neighbourhood Plan area is the same as the Anglesey Parish boundary. Anglesey Parish Council sought to ensure the Neighbourhood Plan represented the wishes of the whole community and so established a Steering Group to facilitate the project and make recommendations on the content of the Plan. The Steering Group is made up of local Parish Councillors, local residents and other stakeholders.
- 2.4 Neighbourhood Plans are to be shaped by the local community. The role of the Steering Group and Parish Council is to act as facilitators in enabling local interests to determine the focus of their Neighbourhood Plan and devise policies to tackle local issues. The Neighbourhood Plan has been subject to discussion and comments from Staffordshire County Council, East Staffordshire Borough Council, Statutory Consultees, other organisations with an interest in the Parish,
- local residents and neighbouring Parish Councils.
- 2.5 In order to produce the Plan we have spent time meeting with key local groups and individuals, more detail in Chapter 5. We asked them about their experiences of living and working in Anglesey. What do they like or dislike? What could be done better and what are their aspirations for the area. Having considered all of the responses we have now produced the Neighbourhood Plan which will be the subject of a referendum.
- 2.6 This is a once-in-a-generation opportunity to have your say on the issues that affect you!
- It's your Plan. It's your opportunity!



Using the Anglesey Neighbourhood Plan

- 3.1 This Plan contains policies and guidance that are intended to shape development in the Anglesey Parish over the next fifteen years.
- 3.2 The Plan can be used by different people. It is likely that it will be most relevant to:
- Local residents and business owners
 - Property owners and developers
 - The Local Planning Authority
(East Staffordshire Borough Council)
- 3.3 Guidance on how these people and organisations are responsible for the implementation of the Plan follows.
- 3.4 Local residents and businesses can refer to the Plan when consulted on planning applications for new development proposals in Anglesey. Local people can refer to the Plan when developers carry out early public consultation when drawing up proposals for new development. The wishes and concerns for the future of the Parish are expressed in clearly defined policies that have legal weight in the planning system. Local people should be pro-active in engaging with the planning system, by checking that the Plan is being properly implemented by developers and East Staffordshire Borough Council when new development comes forward.
- 3.5 Property owners and developers proposing development in the Parish must ensure that their proposals accord with the policies, as relevant to the nature of the development.
- 3.6 Developers will find that Neighbourhood Plan policies nest within other planning policy at the local and national level, adding additional detail relevant to local circumstances and issues. Planning applications should, where appropriate, demonstrate how proposed development accords with the policies to contribute to achieving the Plan objectives.
- 3.6 East Staffordshire Borough Council is responsible, by considering development proposals against the policies. Proposals that accord with the Plan (and with other relevant planning policies) should be approved, subject to all other relevant concerns. Proposals that do not accord with the policies (where appropriate) should not be approved, except where the policies are outweighed by other material considerations.

What are the stages we need to go through to prepare our Neighbourhood Plan?

- Step 1**
Identification of key stakeholders and project plan
- Step 2**
Identification of neighbourhood area
- Step 3**
Development of steering groups and leading groups
- Step 4**
Engaging the community and publicity of the plan
- Step 5**
Development of the evidence base
- Step 6**
Identify key issues and develop vision & objectives
- Step 7**
Policy development and formation of draft plan
- Step 8**
Consultation and community engagement on draft plan
- Step 9**
Submission to Local Planning Authority
- Step 10**
Six week formal consultation period
- Step 11**
Independent examination and public referendum
Passed: 21st July 2016
- Step 12**
Plan used to influence planning decisions!



Background to Anglesey: People and Jobs

AGE

4.1

Anglesey has a young population with those aged between 16 and 29 years old being the largest age group. Compared to East Staffordshire and England averages we can see that there is an over representation of the younger generation within Anglesey and likewise an under representation of those of working age and older generations.

ETHNICITY

4.2

Compared to Borough and national levels Anglesey has a much lower percentage of White UK residents with a higher than average population of Asian/Asian British residents. Other ethnic groups also represent higher percentages than recorded in East Staffordshire and England on average. This demonstrates how ethnically diverse a community Anglesey is.

TRAVEL TO WORK

4.3

The most common method of travel to work in Anglesey is by car. However, the figure is below the Borough and national average. A higher number of Anglesey residents travel to work as a passenger in a car, by bicycle and on foot, suggesting that a lot of the population of Anglesey live close to their place of work.

HEALTH

4.4

There is a slightly above average percentage of the Anglesey population that consider themselves to be in very bad health. Reasons for poor health within the Parish may include poor access to healthcare facilities and in turn may be linked to other social issues such as unemployment.

EMPLOYMENT

4.5

There are below average numbers of the population that are employed within the professional sector or the health sector. A high percentage of the Anglesey population is in full time employment, in comparison to Borough and national averages. In comparison to this, there are below average numbers of the population who are employed in part time and self-employed sectors. However, unemployment within Anglesey is at approximately 6%, above the Borough and national average.

EDUCATION

4.6

There is an above average percentage of the population who only have GCSE level qualifications. The percentage of the population with higher qualifications than GCSE is below the Borough and national average, apart from those having 'other' qualifications.

HOUSING

4.7

Homes in Anglesey generally have three bedrooms, with below Borough and national averages of 4 bedroom or bigger houses. We can see that the highest percentage of smaller homes is in the south west of the Parish. However, there seems to be a reasonably wide spread of household sizes across the Parish.



Background to Anglesey: Celebrating our Heritage

Introduction:

4.8 Anglesey is an urban Parish located within the southeast of Burton Upon Trent, in the West Midlands. Anglesey lies within East Staffordshire and Staffordshire County. The Parish largely consists of terraced properties and contains a number of large buildings formerly associated with the local brewery industry. A large part of Anglesey consists of The Washlands, an expanse of open space within the floodplain of the River Trent and home to a number of sports and playing pitches as well as Herefordshire Cattle. Anglesey's Built Form



Anglesey's Built Form

4.9 The Parish is characterised by residential development in the form of terraced housing dating from the late 19th and early 20th century. However, the new housing on the site of the former brewery covers a substantial area and creates a focal entry point into the Parish. Houses on the edge of the Parish tend to be larger family homes with 4 or more bedrooms, for example on Anglesey Road and Branston Road.

4.10 The majority of the housing in Anglesey is high density red brick terraced housing, typical of Burton Upon Trent. The 19th century red brick terraces are all two storey arranged in streets of terraces with back to back gardens at the rear of the properties, creating blocks of terraces facing the roads.

4.11 The majority of the buildings within the Parish were in some way associated with the breweries in the surrounding area, which provided and many do continue to provide employment for local residents who lived in purpose built workers cottages. There is little interaction between the buildings and the streets, some of which have been made into one way roads though still lined on both sides with parked cars.

4.12 The listed brewery buildings provide the area with character and create distinctive focal landmarks, visible from wide areas around the Parish. The modern development on the site around the listed Heritage Brewery is made

up of 2 storey buildings arranged in short terraces. The properties are typically arranged around courtyards and shared surface spaces which provide parking for residents and safe walkways.

4.13 In recent years the Trent and Dove Housing Association, responsible for homes around Burton Upon Trent and Uttoxeter, have installed cladding on the outside of the older brick terraces in order to insulate the houses and provide a refreshed exterior. Similar schemes that retrofit homes with new cladding materials have been seen around the country and are an innovative and sustainable way of regenerating the dated terraced buildings within the Parish. Care must be taken however to protect the original fabric of the building and be sympathetic to the traditional street scene still intact across the Parish.





The Conservation Area

4.14 The Clarence Street/Anglesey Road Conservation Area was designated by East Staffordshire Borough Council in June 1989 in recognition of the special architectural features and buildings or historic merit within the area. The original designation of the Conservation Area stated the reason was 'to preserve the character of the area and to provide an impetus for more positive action to enhance its appearance that a Conservation Area is needed for the site' (East Staffordshire, 1989).

4.15 The area is home to one of the few surviving small-scale 19th century breweries in the area, which until it was converted into residential dwellings, had a continued use. The Conservation Area lies between Anglesey Road and Clarence Street, close to Anglesey Primary Academy playing fields, approximately 1.5km northwest of Burton-Upon-Trent town centre.

4.16 At the time of the Conservation Area designation, the area was still very industrial in character with the majority of the area being derelict and the only standing buildings on the Goat Maltings site being the two former brewery Grade II listed buildings and a few poor quality workers cottages. The closure of the brewery led to planning permission being sought for residential development which aimed to be of high quality design standards and will enhance the historic character of the area.

4.17. The new residential development on site, in accordance with the aims of the Conservation Area, is centred around the Heritage Brewery, acting as a focal point for the development and dominating the site, providing a key local landmark.



4.18. Today, the majority of the Conservation Area has been restored and refurbished to be brought back into use as residential development. The listed buildings located within the Conservation Area remain dominant and key features within the surrounding townscape and streetscape. The Anglesey Neighbourhood Plan encourages the final stage of this restoration to be completed within the Plan period to bring the Goat Maltings buildings back into use.



Background to Anglesey: Landscape

4.19 There are two Sites of Special Scientific Interest (SSSI) located within a 10km radius of the Parish, meaning the area is situated within an SSSI Impact Risk Zone (IRZ) for both the Old River Dove, Marston on Dove SSSI and the Carver's Rocks SSSI. Because Anglesey is within an SSSI IRZ, the effect of any development on the sensitivity of the close by SSSIs must be considered.

4.20 Local Planning Authorities have a duty to consult with Natural England before granting planning permission on any development that is in or likely to affect an SSSI. The SSSI IRZs are in place to consider whether Natural England advice is needed on SSSI impact and whether any proposed development may have an adverse effect on the SSSI.

4.21 There are five key Biodiversity Action Plan (BAP) habitats that have been identified within the Parish boundary that are worthy of note and form part of the County Council BAP. These include three areas of coastal and floodplain grazing marsh and two areas of deciduous woodland, all located in the south



eastern section of the parish, where the River Trent is located. These are detailed within the Staffordshire Biodiversity Action Plan – SBAP available at the following link: www.sbap.org.uk. The preservation and enhancement of these habitats should be sought in line with the guidance given in the SBAP.



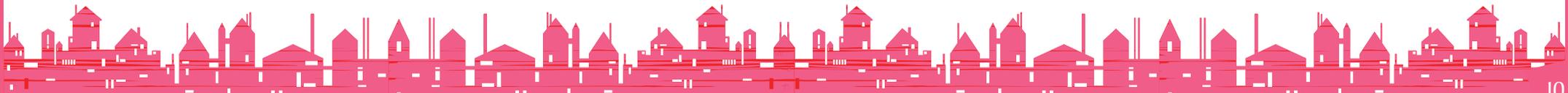
4.22 The Parish is covered by both the Trent Valley Washlands and the Mease/Sence Lowlands, both classed as National Character Areas. The Parish is also designated as a Nitrate Vulnerable Zone as an area at risk of surface contamination. There are also 4 designated areas under the National Inventory of Woodland and Trees as areas containing young trees. Other than the aforementioned designations there are few other designations within the parish other than a variety of bird designations including Corn Bunting, Lapwing and Tree Sparrow.



The National Forest

4.23 The Parish is entirely within the designated National Forest area as defined on the East Staffordshire Borough Council Local Plan proposals map. The National Forest Company leads the creation of The National Forest.

4.24 The overarching goal is to create a new forest across 200 square miles of the Midlands. To date, in excess of 8 million trees have been planted including new woodlands within the parish in the Washlands. Alongside this, existing habitats are being managed and maintained as well as links created, providing communities with recreational opportunities and increasing levels of tourism.



Background to Anglesey: Plans and Policies

Planning Activity

- 4.25 There is limited planning activity within the Parish of Anglesey due in part to its urban nature. Development on the whole is small scale, comprising predominantly of applications which are residential in nature. Two of the seven applications seek a change of use of residential dwellings to other uses, including a retail convenience store and information centre.
- 4.26 It is not considered that any of the current live planning applications would have a significant impact on the residents of the parish. Any impact would be minimal and local in nature.

Householder Applications

- 4.27 Applications for household extensions and alterations are by far the most common form of development for which planning consent has been sought within Anglesey.
- 4.28 Residential development in the form of schemes for one or more dwellings make up the entirety of applications for which outline planning consent has been sought. A number of the application sites are former industrial or retail units within the Parish.

Detailed (Full) Planning Applications

- 4.29 A variety of development proposals have been sought in Anglesey via detailed planning consent. These include, but are not limited to, new apartments, industrial and retail extensions and alterations and change of use applications for the conversion of public houses to residential dwellings. There appears to be no predictable pattern for the type and location of development sought by detailed planning consent.
- 4.30 This reflects the urban, residential nature of the parish of Anglesey. Applications for householder development are amongst the most common type of planning category sought historically within the parish.

Windfall Sites

- 4.31 Sites brought forward for planning consideration which have not been identified through the plan making process are defined as windfall sites. By their very nature, such sites are not strategic and when and where such sites come forward for consideration by the authority cannot be predicted.

Planning Policy

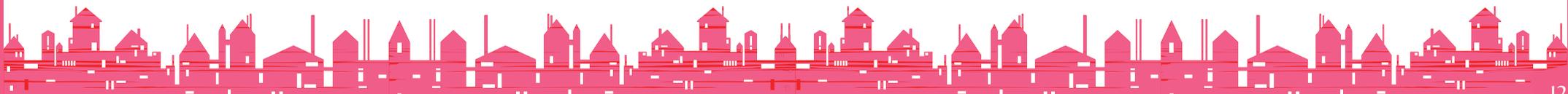
- 4.32 As required by government, local authorities must keep local plans up to date. East Staffordshire Borough Council has replaced its previous outdated 2006 Local Plan with the recently adopted Local Plan which covers the period of 2013 - 2031.
- 4.33 There exists a host of material considerations against which planning applications may also be determined and which can, in certain circumstances, override development plan policy. Those of relevance to the determination of development in Anglesey Parish include, but are not limited to:
- National Planning Policy Framework (NPPF)
 - The policies of East Staffordshire Borough Council Local Plan
 - East Staffordshire Design Guide (2008) - Supplementary Planning Document
 - Open Space (2010) - Supplementary Planning Document
 - Housing Choice (2010) - Supplementary Planning Document

Land Use Designation

- 4.34 Anglesey Parish is for the most part urban in nature. It comprises largely of residential development in the north-west of the parish. Adjacent to the north-west parish boundary is located a significant areas of retail and industrial development. Interspersed throughout the residential area are smaller industrial and retail units and backland sites.
- 4.35 South east of the Parish lies the River Trent and its adjacent flood plain and an area supporting expansion of the National Forest Scheme.
- 4.36 The Parish is designated on the planning proposal map of the East Staffordshire Local Plan, as being within the:
- I. Burton Settlement Boundary; and
 - II. Burton Town Settlement Boundary (the northern tip of the Parish).

East Staffordshire Local Plan (2013 - 2031)

- 4.37 The 2013 - 2031 Local Plan sets out the following policies that should be considered by the Anglesey Neighbourhood Plan.
- 4.38 Strategic policy SP2 of the East Staffordshire Local Plan seeks to direct the majority of development to within development boundaries of settlements within the district considered the most sustainable locations. This includes the settlement boundary of Burton-upon-Trent, in which Anglesey falls.
- 4.39 In contrast to policy SP2 which provides a spatial context to the siting of new development, policies SP8 and SP14, provide detailed criteria against which new development will be considered acceptable. With regards to urban settlements such as Anglesey, the policy seeks to balance the benefits of regeneration with the need to retain the most productive business and employment sites which may be lost as a result of more profitable housing development.
- 4.40 Policy SP26 supports the objectives of The National Forest strategy. It encourages new development to relate sympathetically to The National Forest setting and for development to be appropriately landscaped.
- 4.41 A relatively small area of the north-west of the Parish of Anglesey lies within the Burton-upon-Trent Central Area (BTCA). In addition to the general development management policies of the Local Plan, the area is controlled by Policy R1 which seeks to promote retail development within the BTCA.



How has the Anglesey Neighbourhood Plan been produced?

- 5.1 The production of the Anglesey Neighbourhood Plan began in January 2014. Since then we have been working closely with local residents, the Neighbourhood Plan Steering Group and the Parish Council in preparation for its adoption as part of the local development plan and its role in the determination of planning applications.
- 5.2 The first stage of the consultation strategy was to engage local residents and groups in the Neighbourhood Plan process by collecting their thoughts, feelings and suggestions on what is good about the Parish and elements that could be improved. The consultation has taken place to ensure the views of all parts of the community have been considered. A series of targeted meetings, surveys and community events have been held. Each of these events has been carefully designed for a different purpose in order to contribute to different stages of the plan making process.
- 5.3 The Parish of Anglesey is characterised by a wide demographic range of ages, religions and ethnicities. In order to connect with all members of the community and to engage with those who may typically be under-represented in public consultation processes, we undertook a range of consultation events. These included local business surveys, meeting with key local groups, attending local community events and organising a consultation bus tour.

The Anglesey Bus Tour

- 5.4 The bus tour was held over a Friday and Saturday in September 2014. An Anglesey Neighbourhood Plan branded bus was brought into the Parish making several key stops to encourage residents and passers-by to come aboard and share their hopes and aspirations for Anglesey.
- 5.5 The bus tour was intended as a way to take the Neighbourhood Plan to the residents in a fun and stimulating way. The branding was designed to be vibrant and eye catching and was used for the flyers, posters, online publicity and the bus itself. The publicity was accompanied by a social media campaign that

used the hashtag '#DontMissTheBus'. This was intended to raise awareness that this was something to look out for on the streets of Anglesey and that Neighbourhood Planning was an opportunity not to be missed.

- 5.6 The bus made five stops on its tour. Across the course of two days we had over 60 members of the public come on board. At Anglesey Primary Academy we had over 150 students and parents aboard.
- 5.7 Consultation was carried out in a number of ways. On the lower deck eight A1 boards provided an outline of the emerging Neighbourhood Plan according to the key themes that had emerged through meetings



with key groups and local businesses in the previous weeks. Attendees were given stickers and asked to vote on whether they supported each policy using a traffic light system. 'Post-it' notes were also available for attendees to make suggested amendments or additions. This method aimed to reach as many people as possible and to make the consultation more interactive and easier to understand. More detailed comments could be made on feedback forms. There was also a board which asked attendees the question 'If money was no object what would you change about Anglesey?', this provided an opportunity for attendees to be more imaginative in their responses and provided an element of informality to the day's events.

Shopkeeper and business survey

5.8 Anglesey is home to a large number of businesses ranging from timber merchants and garages to pharmacies and traditional corner shops. It has therefore been considered particularly important to engage this sector of the community as they make a significant contribution to the Parish.



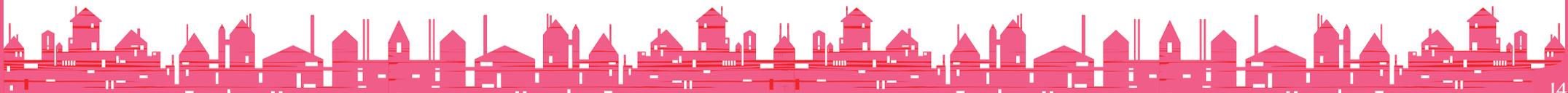
5.9 The first event held was the Business Breakfast, 11th June, at Chestnut Grange, Anglesey Road. The attendance at the event was not as great as had been anticipated, despite distributing leaflets and posters around the parish. A new approach was taken and businesses were targeted in a survey of local businesses.

Key groups meetings

5.10 We met with a range of local groups, including representatives from places of worship, community centres, Anglesey Primary School and local charities. In addition to these, local representatives from the police, Civil Enforcement team and Neighbourhood Officers were also consulted.

2014 Consultation Sessions:

1st June	1pm	Family Fun Day, STAR Foundation
10th June	11am	STAR Foundation
10th June	12noon	Burton Community Trust
10th June	1pm	Addiction Dependency Service,
10th June	2pm	Local Business Survey, Uxbridge Street
11th June	8am	Business Breakfast
11th June	12noon	Caribbean Community Centre
11th June	2pm	Anglesey Primary School
11th June	3pm	Queen Street Community Centre
11th June	3.30pm	Local Business Survey, Across the parish
12th June	2pm	Kingsway Church, Queen Street
12th June	3.30pm	Local Business Survey, Across the parish
7th July	1pm	All Saints Church and craft club
11th July	2pm	Anglesey Primary School Summer Fete
29th July	9am	ESBC Civil Enforcement Team
29th July	10.30am	Neighbourhood Officers and County Councillor
29th July	1pm	Local police PCSO
5th Sept	10 – 5pm	Bus Tour – Webb Ivory Anglesey Primary School
6th Sept	10 – 5pm	Bus Tour – Anglesey House, Uxbridge Arms, Branston Arms



Our Vision and Objectives for Anglesey

- 6.1 The community in Anglesey has developed a vision to guide the Plan. All planning applications should be required to demonstrate how they have addressed the vision as well as the policies and objectives which have been developed from it.
- 6.2 Visions serve a crucial role in clarifying objectives and focusing projects. In order for a vision to be implemented and effective it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The Plan has arrived at six objectives through consultation and engagement. Plan policies must then be able to deliver at least one of these key objectives.
- 6.3 The following six objectives, listed in no particular order, aim to support the Anglesey Neighbourhood Plan vision. They have been produced with reference to consultation feedback provided by the residents of Anglesey and key stakeholders. The policies within the Anglesey Neighbourhood Plan set out clear strategies for reaching the six objectives and contributing to the overall vision of the Plan.
- 6.4 During the consultation period, the community raised a number of issues and aspirations which, due to planning regulation, cannot be written as planning policies but are set out within a 'Community Aspiration' section. This can therefore be used as a lobbying tool when funds are available as evidence of the local improvements the community want to see. Since the bus tour and key group meetings, we have been preparing the policies to go into the first draft of the Anglesey Neighbourhood Plan.
- 6.5 It will be a key role of the Parish Council not only to monitor the Borough Council's use of the Neighbourhood Plan in the determination of planning applications in the Anglesey area but also to lobby Councillors to prioritise certain works in the area in line with the wishes of the community.

Our Vision and Objectives for Anglesey

Vision

"To build upon the vibrancy of Anglesey Parish whilst promoting best use of our assets and ensuring maximum accessibility for all"

1. Community

"To work positively to increase wellbeing and community cohesion, through joint working and increased awareness of the groups and organisations which work within the area and community."

2. Services and Facilities

"To build upon the vibrancy of the parish through enhanced services for the young and elderly, by encouraging community-focused groups and businesses and making the best use of the Parish's existing resources."

3. Transport and Access

"To ensure all residents have equal access to key services, facilities and locations through improved access and careful design which promotes minimum reliance on the private car."

4. Housing and Development

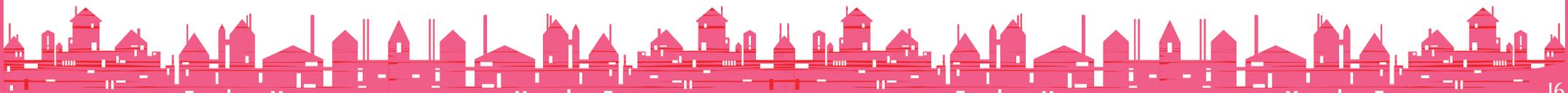
"To celebrate and enhance the vibrancy and diversity of the parish through protection of existing industrial and commercial facilities, while safeguarding local buildings of historical architectural significance and promoting high quality design for all development."

5. Public Realm and Environment

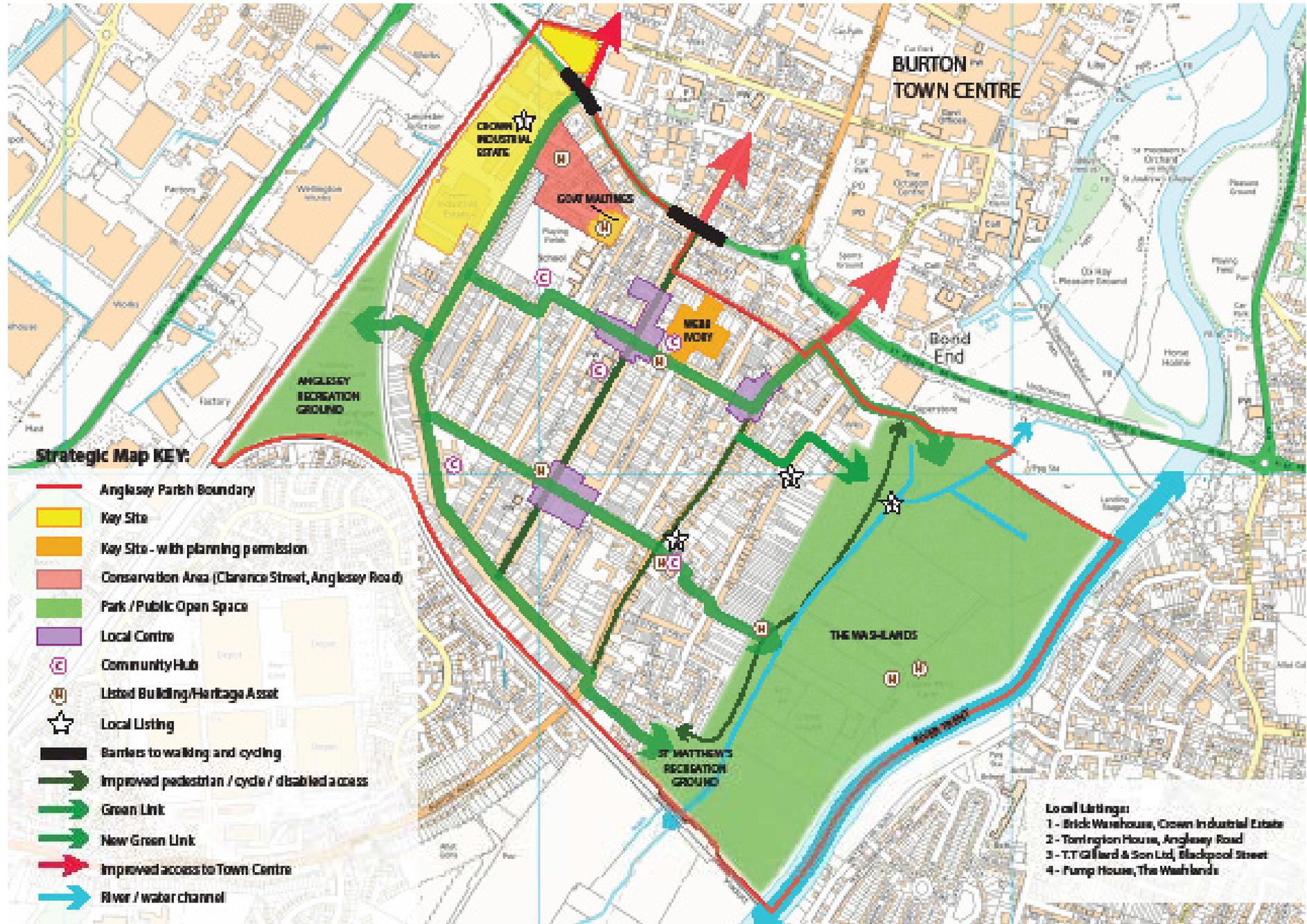
"To improve the quality, functionality, accessibility and appearance of streets and parks in Anglesey, whilst making the best of the parish's built and recreational resources and encouraging enjoyment of outside spaces for all residents and visitors to the area."

6. Key Sites

"To create strategies for key sites within the parish which are currently under utilised and are central to the wider improvement and revitalisation of Anglesey."



Strategic Map



Anglesey Neighbourhood Plan Policies

The following sections set out key findings from community consultation and the Vision residents have for Anglesey parish. The Neighbourhood Plan contains Parish Proposals, which set out key strategies for the parish, and Policies which set out key tests for development coming forward within the parish. The policies are a statutory part of the framework used by the local council to decide planning applications within the parish. Parish proposals are advisory but are not formal planning policies. The policies and proposals are indicated with a code A1 - A15 and are set out in coloured boxes. Each is accompanied by a short explanation of what the planning policy seeks to achieve.

Community Facilities.	page 19
Employment and Housing	page 25
Environment and Green Space	page 32
Key Sites.	page 38

Introduction to Community Facilities chapter

- 8.1 Local residents and groups have identified the key issues affecting people in Anglesey as a community, which should be addressed in the future development of the area.
- 8.2 The community want Anglesey to become a healthier, safer, easier place in which to live. This will be achieved by reducing the need to travel by car or public transport, by making it easier and safer to travel by bike or on foot, and by reducing the problems associated with cars parking in the neighbourhood.
- 8.3 The local community is to become more integrated, better connected and more inclusive of different groups. This will be achieved by improving the provision of local community facilities and 'places to do things together'. The area already has a number of community centres, giving the potential for improvements and additional benefits. The Plan will make the most of these by supporting their further development and improvement.
- 8.4 The following page sets out the overall aspiration and vision for Anglesey's provision of community facilities. This vision acts as a 'wish list' of the community's hopes for Anglesey and provides detail on matters which can not necessarily be put into a planning policy.





Reducing reliance on the private car

Enhancing our shopping areas



Off road cycle routes

Promoting walking and cycling and access for all



Making the most of The Washlands

Creating places for people to meet



Attractive shop fronts

Making the most of our open spaces

Community Facilities

Our vision for the future

Celebrating our assets



Enhancing the street scene

Encouraging community events



Places to relax and enjoy

Protecting our community hubs



Enhanced shopping streets



Community led events and fundraising

Parish Proposal A1 - Protecting and enhancing existing community facilities

New development should protect and improve existing community facilities where appropriate. For the purpose of this policy, community facilities are defined as buildings and places used by the public that contribute to the quality of life enjoyed by local residents and support community development.

Planning applications for development that enhances community facilities will be supported, subject to conformity with other development plan policies. Development resulting in the loss of community facilities will be resisted, except where it can be proven that the particular community facility in question is no longer required, or where the asset is replaced by provision created elsewhere.

Community facilities include, but are not limited to, existing and future:

- Community halls and centres
- Schools
- Public Houses
- Community cafes
- Health and leisure centres
- Places of worship
- Libraries
- Parks and open spaces

This list includes types of facilities which do not currently exist in Anglesey Parish, but to which the policy would apply if they were developed during the lifetime of the Plan.

Explanatory

The local community wants to protect and enhance existing community facilities so that community development is supported. Places for individuals to meet and for different groups within the community to do things together are important. Local residents have identified a number of community facilities which the Plan will protect from development or alterations reducing opportunities for community development. There is also a need to improve existing/provide additional community facilities. The Plan has identified what these are and seeks to bring them forward during the plan period. Facilities need to be developed to provide better services for young people, young adults and older people. The provision of sports facilities, parks and play areas has also been identified as needing improvement.

**Delivers Neighbourhood Plan
Objectives 1 and 2**

Parish Proposal A2 - Establishing Community Hubs

A number of buildings and locations in the neighbourhood are formally designated as Community Hubs by the plan. Community Hubs are places that provide a variety of functions and activities being used by different parts of the community, and should therefore be the focus for community activities and investment.

Existing centres for further development as Community Hubs include:

- Queen Street Centre
- The Kings Way Church
- Pakistani Community Centre
- Chestnut Grange
- All Saints Church

In addition to the above buildings, the plan also recognises specific outdoors locations as being important to the community. These Outdoors Community Hubs are:

- The Washlands and St Matthew's Park
- Anglesey Community Park (Anglesey Rec)

Proposals which support the enhancement of community and recreation services and activities at these Hubs will be supported by the Plan.

Where appropriate, contributions will be sought to fund improvements to Community Hubs which support better provision of community services and activities.

The plan also intends that additional Community Hubs will be created to provide an even spread of centres for community activity around the neighbourhood. Proposals that contribute to this objective will also be supported.

Explanatory

This policy seeks to recognise the importance and potential of certain key buildings in the Plan area to better support community activities. These buildings will be designated as 'Community Hubs' by the Plan. Designation will mean that improvement of community facilities will be directed to these places, to provide a focus for community events and activities, and for support services.

The neighbourhood lacks dedicated open public spaces aside from the existing green spaces. Where appropriate, new development should provide these to enable community functions including markets, fetes and performances.

Existing Community Hubs are concentrated around Queen Street and Uxbridge Street, to the centre-north of the Plan area. The Plan seeks the creation of additional Community Hubs in the southern part of the Plan area.

**Delivers Neighbourhood Plan
Objectives 1 and 2**

Policy A3 - Improvements to Shopping Areas

Planning applications for development in the identified local centres that meet the following criteria will be supported by the Plan, subject to complying with other Plan policies:

- Empty shop units should be brought back into active use in ways which enhance the vitality and viability of the local centre other than hot-food takeaways. Supported uses will include new shops, services, and eating and drinking establishments. New uses that do not support this objective will be resisted.
- The appearance of shop fronts should contribute to the improvement of the appearance of the surrounding area, making reference to guidance in Appendix 3 of the East Staffordshire Borough Council Design Guide 2008.

Notwithstanding existing permitted development rights for change of use of retail properties (A1 uses class), proposals for the strictly temporary use of shop premises for non-A1 uses, and for indoor markets, will be supported in local centres, where:

- The proposed use will contribute to an improvement in the vitality of the shopping area;
- The applicant provides evidence that the shop unit has been vacant for a period of at least six months;
- The applicant provides evidence that reasonable efforts have been made in the three months prior to submitting a planning application to attract an A1 use to the property.

The length of time that the non-A1 use will be allowed will be agreed between the applicant and the local planning authority as part of any planning permission granted. Proposals for temporary use will not normally be for a period greater than 12 months, to allow the review of the effects of the permission.

The temporary use of empty or undeveloped land in and around the local centres in ways which support the vitality and viability of the centres will be supported. Such uses may include outdoor markets, community events, festivals and art events.

Explanatory

This policy seeks to achieve improvements to the local centres identified by the Local Plan and defined on the Strategic Map, to create more successful shopping and service centres in Anglesey.

The main shopping areas of Anglesey have been identified as being in need of improvement on several fronts. The Strategic Diagram shows the boundary of these local centres. This is to identify clearly where in Anglesey retail and services should be concentrated and reinforced, and where efforts to make relevant physical improvements should be focussed. Of the three local areas, the primary focus will be on Uxbridge Street.

The condition of the main shopping areas is to be improved by the application of urban design principles when new development is brought forward in those areas. Opportunities for improving the attractiveness and character of the shopping areas will be sought, including upgrading pavements and planting street trees. Community activity in the local centres should be facilitated by new development, for example, by providing a comfortable and pleasant public realm.

The Parish Council would like to work closely with the Local Planning Authority to explore the establishment of an Article 4 Direction restricting the creation of hot food takeaways (A5 uses) within the Uxbridge Street shopping area.

**Delivers Neighbourhood Plan
Objectives 1, 2, 3 and 5**

Policy A4 - Walking and Cycling

The Neighbourhood Plan supports the creation and enhancement of a network of safe walking and cycling routes, through improvements to existing and possible new routes shown on the Strategic Diagram.

New development which supports the creation of safe walking and cycling routes will be supported, subject to accordance with other Plan policies. New development which takes opportunities to create and enhance safe and convenient routes through and out of the Plan area will be supported. Improvements for walking and cycling along the key Green Links across the plan area shown on the Strategic Map will be prioritised.

Opportunities can include, but are not limited to, the creation of more convenient routes, road crossings, improving the legibility of streets and roads, and new and enhanced signposting. In particular, development which addresses the specific barriers to walking and cycling routes in and out of Anglesey Parish identified on the Strategic Diagram will be supported.

Developer contributions to fund these improvements will be sought where appropriate.

New development which reduces the provision of safe walking and cycling routes through, in and out of the area will be refused.

Where development that includes the redevelopment of existing areas of public realm or the creation of new areas of public realm along walking routes, the provision of benches and seats will be expected at appropriate and logical locations.

Explanatory

The Plan seeks to improve the safety of people cycling and walking around, through and out of the Plan area. These modes of travel have significant community benefits, including reducing accidents, improved health, social interaction and integration, and reduced traffic congestion and pollution. Pedestrian and cyclist safety is a particular issue of concern amongst local residents. Walking and cycling connections from Anglesey to services in Burton town centre are to be improved, to address the barriers formed by the A5189 road.

Improved connections to local shops and services within the Plan area and in the surrounding area will contribute to the quality of life enjoyed by residents and will improve the quality of the local environment by reducing residents' need to drive.

**Delivers Neighbourhood Plan
Objectives 1 and 3**

Introduction to Employment and Housing chapter

- 9.1 The following policies seek to guide new development as it comes forward in the parish. The Plan seeks to ensure larger homes, starter homes and homes for the elderly are the priority with an effort to ensure new houses in multiple occupation (HMOs) provide sufficient facilities including parking and cycle storage.
- 9.2 Ensuring high quality design is an integral part of all new development and a crucial element of seeking to ensure all new schemes contribute positively to the Anglesey townscape while protecting and enhancing existing assets.
- 9.3 The following page sets out the overall aspiration and vision for Employment and Housing within Anglesey. This vision page acts as a 'wish list' of the community's hopes for Anglesey and provides detail on matters which cannot necessarily be put into a planning policy. The section following the vision page sets out five Anglesey Neighbourhood Plan policies which form part of the Development Plan.

Employment and Housing *What the community said:*

Need for 'aspirational' housing

Need to diversify the mix of housing

Quality and size of new builds needs to improve

Must ensure that new housing has adequate space

Supports the retention of existing light industry

Protecting and enhancing the local businesses and local employment opportunities

HMOs and short tenancies are common, this is a very transient population

Supporting economic activity

Local business,
All Saint's Road,
Anglesey



Protecting local businesses



waterfront design,
outside the parish

Ensuring brownfield land makes a positive contribution

Reuse of brownfield land



contemporary housing
design, outside the parish

High quality housing which tackles key local issues

Housing to meet need



new development,
outside the parish

Housing for young families and the elderly

Residential development



carefully designed public
space, outside the parish

**Making Anglesey a great place to live,
work and visit**

Employment and Housing

Our vision for the future

Celebrating our history

Washlands
Cottage,
Anglesey



Protecting key parts of the Anglesey townscape

Conversion of existing assets



reuse of a historic
structure, outside
the parish

Retaining and reusing our valued structures

High quality design

Policy A5 - Housing Types and Tenure

The Neighbourhood Plan will support development proposals which seek to provide the following types of housing and contribute to the diversification of the parish's housing mix:

- 3- and 4 - bedroomed family homes with minimum of 70sqm of garden space
- Accommodation designed for older people
- Shared ownership arrangements in partnerships with a Registered Social Landlord

Explanatory

The community wishes to see a greater range of houses provided. Priority is therefore given to larger homes in addition to starter homes (consisting of market and shared ownership schemes) and sheltered housing for the elderly. The community raised concerns regarding a lack of amenity space provided by new development, therefore the Anglesey Neighbourhood Plan seeks adequately sized gardens and amenity space. Support is given for homes provided by Registered Social Landlords. However, the Plan identifies a need for other types of affordable housing from those seeking to buy their first home to the elderly needing to move to more accessible homes.

The community have asked for shared ownership and larger family homes. Meanwhile the Local Planning Authority are seeking social rented homes in line with identified housing need.

**Delivers Neighbourhood Plan
Objectives 4, 5 and 6**

Policy A6 - Housing in Multiple Occupation (HMOs) and Conversions

Where planning permission is required for Houses in Multiple Occupation (i.e. with more than 6 residents) applicants must demonstrate;

- appropriate parking provision (in compliance with Policy A11)
- on-site bin storage
- cycle storage at 1 per tenant
- density appropriate to the size of the dwelling and surroundings

Existing HMOs (both permitted and without planning permission) will be encouraged to return to use as a single dwelling.

The Neighbourhood Plan supports the conversion of appropriately sized dwellings into flatted accommodation subject to the following requirements;

- sufficient on-site parking provision (in line with policy)
- on-site bin storage
- cycle storage at 1 per bedspace
- density appropriate to the size of the dwelling and surroundings
- compliance with Policy A8

Explanatory

The extent to which the Anglesey Neighbourhood Plan can address the existing issue of inappropriate HMOs is limited due to the fact that the majority of the existing HMOs in the parish do not require planning permission. However, where planning permission is required the Plan can require HMOs to meet certain standards in terms of bin and cycle storage and parking provision - where compliance with Policy A10 is required.

In addition, this policy promotes high standards of development seeking to convert existing dwellings into apartments. The Plan seeks to diversify the existing housing mix and recognises that the provision of flatted accommodation has the potential to provide some of the types of housing the community would like to see delivered in the parish.

Delivers Neighbourhood Plan Objectives 1, 4 and 5

Policy A7 - Supporting Employment and Industry

The Neighbourhood Plan supports the retention and protection of existing sites of employment. Future use of such sites for office and light industrial (B1 uses) will be encouraged.

Across the Neighbourhood Plan Area and on allocated sites, office use, research and development of products or processes and light industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area) will be encouraged. Applications for general industrial, storage or distribution uses will not usually be permitted unless within the allocated site at the Crown Industrial Estate.

Where it is no longer viable to use these sites for employment and economic purposes, residential use will be permitted subject to compliance with Policies A5 and A6 as well as other relevant development plan policies.

Explanatory

This policy protects the existing vibrancy of Anglesey Parish through recognising the important contribution made by local businesses. Many people work in Anglesey, both residents and those commuting into the parish.

This policy resists the loss of these sites whilst ensuring the use of such sites remains sensitive to the residential characteristics of the parish to ensure that there is no negative impact on the community by changes of use. Therefore across the majority of the parish only office and light industry (B1 uses) will be permitted and other industries likely to result in bad neighbour uses will be discouraged unless located on the Crown Industrial Estate key site.

**Delivers Neighbourhood Plan
Objectives 2 and 4**

Policy A8 – High Quality Residential Design

Residential development: the Neighbourhood Plan will not support cramped backland developments. All new residential schemes must, where appropriate, demonstrate compliance with the following design criteria;

- Density in keeping with the surrounding area
- Extensions should reflect the local vernacular by utilising materials and details found locally
- Front boundaries are to be inserted and retained as part of all residential schemes where feasible
- New residential development is to ensure it meets Secure By Design Standards including ensuring passive surveillance
- All new dwellings must provide 'on plot' bin storage to prevent cluttering of the highway with wheelie bins
- All new dwellings must provide 'on plot' cycle storage.
- All new dwellings must incorporate eco-design which seeks to maximise energy efficiency of the property.
- In accordance with NPPF paragraph 128 a Heritage Statement needs to be prepared when considering a scheme that may impact on a heritage asset.

Explanatory

This policy seeks to guide the design of new residential development in order to ensure a positive contribution is made to the parish. It seeks to avoid repetition of cramped backland developments and overbearing extensions which can be found in the parish. The policy also requires certain standards in provision of bin and cycle storage, retention of front boundaries and promotes eco-design to actively reduce energy use and bills in the parish over the plan period.

**Delivers Neighbourhood Plan
Objectives 1, 4 and 5**

Policy A9 - Heritage and Conservation

The Neighbourhood Plan will support schemes which protect and enhance local heritage assets and the Clarence Street/Anglesey Road Conservation Area. All applicants must consult Historic Environment Records, identify on-site assets or those adjacent or in proximity and demonstrate how their scheme contributes towards the protection and enhancement of the identified asset.

The community and heritage value of local townscape assets is a key concern of the Neighbourhood Plan. In line with paragraph 126 of the National Planning Policy Framework, the Neighbourhood Plan requires that new development makes a positive contribution to local character and distinctiveness and seeks protection of the following townscape features; corner shop properties, public houses, brewery buildings, historic warehousing, historic cottages, traditional terraced properties, key landmarks and towers.

The above structures should be protected whether they remain in their originally intended use or not. Facades of the above structures are to be retained and their contribution towards the street protected regardless of their internal use where feasible.

Explanatory

The parish of Anglesey is home to many undesignated heritage assets in a diverse range of architectural styles and taken together, these make a significant contribution to the area, although few are statutorily designated as listed buildings. This includes a number of very attractive houses, churches and former warehouses. It is important that new development, changes of use and alterations protect these assets and make a positive contribution to the parish. In addition, key buildings which contribute to the townscape, such as corner shops and public houses, are offered protection from substantial external alterations even when the internal use changes - in order to protect their valued contribution to the character of the parish. The Parish Council will work with the Local Planning Authority to Locally List the following buildings, as identified on the Proposals Map;

- Torrington House, 75 Branston Road
- T.T Gillard & Sons Ltd, 55a Blackpool Street
- Brick Warehouse, Crown Industrial Estate, Anglesey Road
- Pump House, The Washlands

**Delivers Neighbourhood Plan
Objectives 1 and 4**

Introduction to Environment and Green Space chapter

- 10.1 The following section deals with environmental issues within the parish including, open spaces and parks, in addition to the quality of public spaces, squares and streets.
- 10.2 The policies seek improvements to the public realm (the spaces in between buildings) through careful planting, positioning of benches and giving pedestrians and cyclists priority whilst promoting access for all.
- 10.3 The Plan also seeks to make more of the Washlands and the parish's other open spaces such as Anglesey Recreation Ground and St Matthew's park. The policies promote better connections between the built-up part of the parish and The Washlands - see the Strategic Map.
- 10.4 The following page sets out the overall aspiration and vision for the Environment and Open Space within Anglesey. This vision page acts as a 'wish list' of the community's hopes for Anglesey and provides detail on matters which cannot necessarily be put into a planning policy. The section following the vision page sets out four Anglesey Neighbourhood Plan policies which form part of the Development Plan.



High quality street furniture



Community gardens and public spaces



Play for all ages of children

High quality materials



Street trees and planting along key green routes

Multi-functional spaces



Shelters to support recreational uses in parks

Environment and Green Space

Our vision for the future

Exciting examples from outside the parish

Green links



Skate parks and multi-functional spaces

Community Gardens

Pop up uses



Innovative play solutions



Temporary uses and innovative community events

Space for play

Policy A10 - Streets and Spaces

Improvements to public realm, [secured by a S.106 agreement], will be required by all new development where this is appropriate. Public realm improvements should be of very high quality and ensure that all new development and enhancement to existing areas should achieve the highest reasonable excellence in public realm provision in terms of quality of spaces and safety of users. They should demonstrate design solutions that:

- Promote a safe environment for pedestrians and cyclists and mitigate against the impact of traffic within residential streets;
- Retain existing trees and garden boundary hedgerows;
- Include proposals to introduce appropriate planting (meeting National Forest standards) and street trees (or contribute to street tree provision elsewhere in the parish) to soften the appearance of the neighbourhood, which will not impede natural surveillance;
- Introduce high quality and robust materials;
- Provide suitable street furniture, including seating and bin storage where appropriate;
- Are sensitive to all users, their needs prioritising safety.

Schemes will be supported where they provide the following;

- Hard and soft spaces that are suitable for community and other uses
- Improvement to the gateways to the parish
- Allow for temporary use of the streets as social places e.g. play streets initiative.

The Strategic Map identifies the 'Green Links' where the above improvements are to be a priority. This draws together best practice encouraging walking and cycling, in line with other Neighbourhood Plan policies, and incorporates planting and street trees to create green routes bringing The Washlands into the Parish.

In all cases the design of these spaces and choice of materials should take into account long-term maintenance, repairs and street cleansing to ensure that public realm is retained in good order.

Explanatory

Improvements to public realm, [secured by a S.106 agreement], will be required by all new development where this is appropriate. Public realm improvements should be of very high quality and ensure that all new development and enhancement to existing areas should achieve the highest reasonable excellence in public realm provision in terms of quality of spaces and safety of users

Every opportunity must be sought to ensure the highest quality and most robust materials are used during construction to ensure longevity and quality of place. The policy should also focus on making the parish look more attractive and create spaces that people want to visit and spend time in. This will be achieved by improving the quality and durability of surfaces and introducing attractive seating areas, street trees and spaces which are accessible to all users. The pedestrian experience should be enhanced and the impact of traffic minimised where possible through public realm works, de-cluttering, street tree planting and improved pedestrian crossings. The National Forest Company has grants available for urban tree planting, including street trees.

There is a need to encourage walking and cycling around the parish and improve linkages into Burton town centre. This policy aims to address health benefits as well as the impact of climate change by reducing reliance on the car. This can be partly achieved by providing suitable and safe access throughout the parish and provision of secure bike shelters in retail and recreational areas.

Delivers Neighbourhood Plan Objectives 1 and 5

Policy A11 - Parking and Refuse Strategy

Where housing is proposed, parking should be provided on-plot, or in courts, in accordance with the following requirements, unless the type of development and/or location justify requiring a differing amount:

- For dwellings of 1 bedroom - a minimum of 1 space per dwelling
- For dwellings of 2 or 3 bedrooms - a minimum of 2 spaces per dwelling
- For dwellings of 4 bedrooms or more - a minimum of 3 spaces per dwelling
- Minimise the extent of hardstanding set aside for parking on-plot and should utilise alternative surfaces such as grasscrete

Appropriate visitor parking should relate to associated residential development and be of a suitable number (minimum 1 space per 3 new dwellings) and layout. Visitor parking may be provided on-street where this would not create on-street parking problems or exacerbate existing ones.

All new non-residential development must demonstrate compliance with the following criteria:

- All new parking provision is to include disabled and cycle parking located on site in close proximity to the buildings that these users will access.
- Commercial, retail and community schemes must also demonstrate sufficient access, manoeuvring space and parking for servicing vehicles.
- Proposals for new commercial, retail and community development in the local centres should include enough visitor and staff parking, reflecting the principles set out by paragraph 39 of the National Planning Policy Framework.
- Proposals for new retail and commercial development in the area that provide sufficient cycle parking facilities will be supported.
- All new development should not negatively impact parking provision for existing residents.

On all applications for new developments, sufficient on-site refuse bin storage needs to be provided in a location which has satisfactory access and is shielded from view as much as possible.

Explanatory

This policy responds directly to concerns raised by the community about parking provision within the parish - particularly on the traditional terraced streets. The Plan ensures that new developments provide sufficient space for parking to avoid overspill affecting existing properties.

Bin storage and cycle storage were also considered currently inadequate in the parish leading to a littering of residential streets with wheelie bins. This policy seeks to remedy this and prevent the current situation worsening.

Delivers Neighbourhood Plan Objectives 4 and 5

Policy A12 - Open Space and Recreation

All existing open spaces, formal and informal recreational spaces will be protected and retained from development, as identified on the Strategic Map. The provision of new open space and recreational opportunities should be sought through contributions.

Proposals would be expected to enhance the community enjoyment of open spaces and contribute to the accessibility, appearance and general quality and amenity value of Anglesey.

Improvements and enhancements to all current open spaces and in the design of new open space should consider the following as part of their design solution:

- Improvements to connections between all open spaces, residential areas and community hubs and encouragement of cycling and walking
- The provision of lighting, shelters and on-site storage at current recreational spaces
- Enhancements to the accessibility of areas and improvements to entrances to make spaces more welcoming and secure
- Protect and enhance current allotment provision and, where possible and appropriate, provide opportunities for local food growing in the design of new developments, including incorporating flexible landscaping that can provide growing spaces.
- Provide facilities for teenagers and adults
- Improve and introduce new planting.

Explanatory

The parks, allotments, Washlands and private and publicly accessible spaces all contribute to the character of the parish providing resources of nature conservation, recreation and community value. The community appreciates these spaces and seeks to ensure that they are protected and enhanced.

The quality of open spaces and public realm directly impacts the image and identity of Anglesey. Therefore careful consideration should be given to the provision, function and location of any new open spaces.

The Parish Council will use its best endeavours to maintain the highly valued work of the Community Trust.

**Delivers Neighbourhood Plan
Objectives 1, 2 and 5**

Policy A13 - The Washlands

The Washlands are to be retained and protected from inappropriate development. Appropriate development will focus on opportunities to enhance the character, biodiversity, recreational value and general community enjoyment of the space in accordance with other policies in the Neighbourhood Plan.

Improvement to the character, accessibility, appearance and general quality or amenity value of the space will be achieved through:

- Encourage new native planting where it does not harm existing biodiversity
- Improvements to footpaths and connectivity within the site and with wider regional routes
- Improvements to the current gateway to the site
- Improving accessibility to the site
- Encouraging the space to be used as a recreational resource
- Improving access to the waterfront
- Developing a strategy for signposting, viewing platforms and information boards to highlight the wildlife and history of The Washlands and its canal system.
- Supporting biodiversity and wildlife and green infrastructure through the retention of existing trees and vegetation
- Promoting it as a leisure destination.

Explanatory

The Washlands is the largest open space in the parish and a valuable asset for Anglesey and the immediate surrounding areas. All improvements should ensure that no harm comes to the existing wildlife habitats, corridors and any other features of ecological interest. Development should restore, conserve and enhance biodiversity in the area. Consider incorporating nature trails and bird hides to help develop an understanding of the local environment.

New developments and recreation provision should take into account the flood risk on The Washlands. Innovative design ideas should be considered to help facilitate accessibility to the resource all year round.

Any improvement proposals should take every opportunity to contribute to a connected green network and improve linkages between community spaces and the recreational areas.

**Delivers Neighbourhood Plan
Objectives 1, 2 and 5**

Introduction to Key Sites chapter

11.1 Anglesey Parish contains a number of sites which the community would like to see brought into use to address their current negative impact in the area.

11.2 Two sites in particular should be the focus for proposed development and are prioritised by the Neighbourhood Plan.

The first site includes the Brewery Buildings, Clarence Street, known as the Goat Maltings

The second site is Crown Industrial Estate, Anglesey Road.

11.3 Each site has different characteristics and lies within a unique context and therefore offer much potential to offer Anglesey - aesthetically and also in providing benefits such as employment space, improving the local housing mix and providing community facilities such as places for people to meet and hold events. The following section deals with each site individually.

11.4 While the Neighbourhood Plan was being produced, a large previously developed site, locally known as the Webb Ivory site, in the heart of the parish was sold and a planning application was submitted for demolition of the existing building and construction of houses and apartments, a large portion of which to be affordable housing. Consultation that had already been undertaken gave some indication of the community's aspirations for the site and the Parish Council used those findings to work with the applicant to ensure the scheme made the best contribution to the surrounding area. This site was the subject of a specific Neighbourhood Plan policy prior to the scheme being granted planning permission. It has therefore since been removed.



Policy A14 - Brewery Buildings, Clarence Street (known as the Goat Maltings)

Notwithstanding previous applications for this site and its listed buildings status the Neighbourhood Plan supports the redevelopment and conversion of this important local heritage asset subject to the following criteria and compliance with other policies within the development plan.

The site should make provision for one or more of these uses, with mixed use schemes particularly supported:

- Residential apartments and/or duplexes including accommodation specifically targeted at elderly persons.
- Commercial office development with strong support given for small business and/or incubator programmes.
- Leisure and community uses, including but not limited to, gyms, community halls, training centres and local government facilities.
- Schemes which deliver local interpretation of this heritage asset will be supported.

The site poses difficulty in terms of the provision of parking for such a large building and the Neighbourhood Plan supports the use of innovative parking solutions including the use of some of the lower floors to provide parking accommodation where this can be delivered without undermining the integrity of the listed building.

In order to support the redevelopment of this asset, the Neighbourhood Plan would support the relaxation of the planning contributions sought for both open space and affordable housing to bring this building back into economic use.

The loss of this heritage asset will be resisted by the Neighbourhood Plan unless it can be demonstrated that there is no viable alternative use for a conversion of this building and / or that it is beyond economic repair. If its loss is justified to the satisfaction of the Local Planning Authority the following criteria will apply to any planning application:

- Provision of a mixed use scheme comprising the uses outlined above
- Provision of a full historical record of the building
- Provision of Interpretation boards, focusing on the Heritage Asset to be lost, as part of a high quality landscape scheme
- Provision of appropriate parking and amenity being provided on site.
- Schemes resulting in the loss of the heritage asset will not be eligible for a relaxation of the local contributions.



Explanatory

The Goat weathervane at the top of this building is one of the most recognisable local landmarks. The building currently has the benefit of a very old planning permission for conversion. The delivery of this scheme or a similar scheme is supported by the Neighbourhood Plan. In line with paragraphs 132 and 133 of the National Planning Policy Framework (NPPF), this policy sets out a framework for beginning to assess the balance between bringing forward development proposals with community benefit versus the substantial harm to this listed building heritage asset.

Demolition will be last resort, and the policy sets out criteria as to where that may be acceptable taking its lead from the NPPF. It is hoped that the encouragement offered by this policy will ensure that it can remain a significant and important part of the community's identity.

As a listed building the Goat Maltings is considered by Historic England to be a sensitive heritage asset that may be affected by the proposals in this plan. As a result this Neighbourhood Plan is accompanied by a Strategic Environmental Assessment as required, relating to this policy.

Delivers Neighbourhood Plan Objectives 2, 4 and 6

Policy A15 - Crown Industrial Estate, Anglesey Road

Applications within the Crown Industrial Estate, as defined on the Strategic Map, will be supported for the following uses, subject to compliance with all other development plan policies:

- Light Industrial uses, including small units including business incubator programmes;
- Office and Research & Development buildings;
- Tourism and Leisure uses, including hotels;
- Small scale convenience retail and food and drink.

Buildings which offer flexible floorspace which may be suitable for a variety of future uses will be supported.

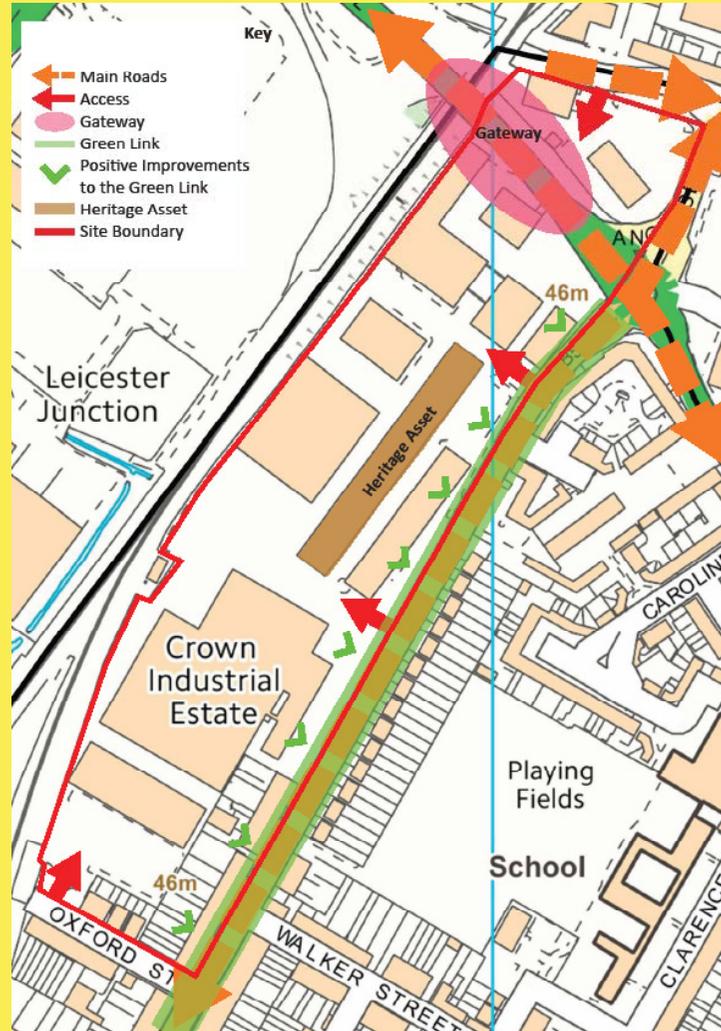
Schemes which retain and enhance the traditional railway warehouse buildings on the site will be supported.

Residential development may be appropriate within this area, but this must be part of a mixed use scheme and must not be residential led. Residential development will be subject to consideration of all other development plan policies, specifically those considering amenity.

Where residential development is delivered it may be appropriate to commute its open space and recreational contributions to be spent at Anglesey Community Park (Anglesey Recreation Ground) and the Washlands.

Where appropriate, applications should be supported by sufficient information to demonstrate how the site:

- Assists with the creation of an appropriate visual gateway to the parish from Shobnall Road / Evershed Way;
- Reinforces the 'green link' along Anglesey Road.
- Provides car parking



Explanatory

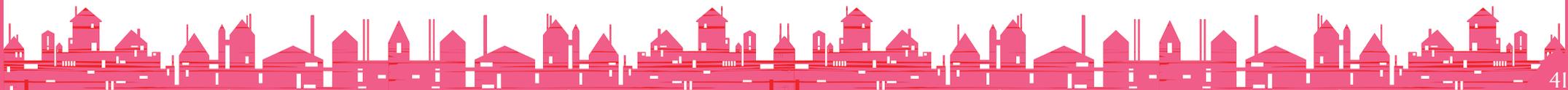
This large area to the north-east of the Parish offers many opportunities for the future. It is difficult to anticipate the changes that may occur in this area over the period over which the neighbourhood plan is active. As such, this policy seeks to set out some broad 'rules' for ensuring that the site remains an important employment resource within the Parish. The policy sets out the uses that the community would feel best support the overall objectives for the parish until 2031. However, its location at the 'gateway' to Anglesey (and Burton town centre), mean that there are a number of other uses that could be delivered.

The policy also suggests that residential development may have some role to play in bringing forward a scheme on these sites, however, it also notes that the loss of employment sites should be avoided wherever possible. As a result, residential development should only be part of a wider scheme introducing a mixture of uses. The parish council will work with the Local Planning authority to seek to Locally List the identified heritage asset, warehouse, on site.

Delivers Neighbourhood Plan Objectives 2, 4 and 6

Monitoring the Anglesey Neighbourhood Plan

- 12.1 The Neighbourhood Plan has been prepared to guide development up to 2031. This is in line with the Local Plan for East Staffordshire Borough Council – a document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and relevant for the entire plan period and may, in whole or in part, require some amendments before 2031. The policies in the Neighbourhood Plan will be monitored and reviewed in accordance with the Local Plan review process and timetable.
- 12.2 There are a number of circumstances under which a partial review of the plan may be necessary to guide review at the appropriate juncture, including but not limited to revision of one of the following documents; East Staffordshire Design Guide (2008), East Staffordshire Open Space SPD (2010), East Staffordshire Housing Choice Supplementary Planning Document (2010) or Review of the Local Plan.
- 12.3 In all cases, the Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan in five to six years from adoption (around 2020-21) and then a full review should be begun no later than 2030.



Affordable Housing

Affordable Housing: Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.

Affordable Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent.

Intermediate Housing: Discounted Sale housing and Shared Ownership housing.

Social Rented Housing: Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).

Allocated Site

Allocated sites are identified on a Policy [Proposals] Map within a Local Plan and illustrate the delivery of spatial policies and objectives of planning authorities.

Community Asset

A place, building or service which is deemed to be of importance for the community and for the use and benefit of the community.

Contextually Responsive Design/Vernacular

Design which takes account of its surrounding settings and existing development.

Development

Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.

Heritage Assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Infill Development

Use of land located within a built-up area that is currently not developed on for further construction, especially as part of a community redevelopment or growth management program.

Infrastructure

The term infrastructure refers to the basic physical and organization of structures and facilities needed for the operation of a society or community.

Landscape Character Area The distinct and recognizable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.

Localism Act

The Localism Act (2011) was a feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility. Devolving power from local government to the community level.

Local Plan

The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.

Local Planning Authority (LPA) A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.

Landscape Scheme

The manner in which the landscape associated with development is to be treated.

National Forest

A national environmental initiative with the objectives of creating a 200 square miles forest in the centre of England.

National Planning Policy Framework

(NPPF) Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.

Neighbourhood Plans

A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2044) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications within that parish.

Public Realm

The space between buildings comprising the highways land, footpaths and verges.

Shared Surface

An urban design approach which removes the barriers between vehicle and pedestrian space by removing edges and restrictive features (such as road markings and pavements).

Streetscene

Elements which comprise the street environment, including roadways, pavements, street furniture etc.

Street Trees

Trees found within the street scene.

Sustainable Development

The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Sustainable Urban Drainage (SUDs)

A series of processes and design features to drain away surface water in a sustainable manner.

Use Classes Orders/Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes, include Shops (A1), General Industry (B2) and Dwelling House (C3).





Anglesey NDP

Anglesey Neighbourhood
Development Plan 2014-2031

prepared by

urban imprint

Graphic design by

Varcoe
DESIGN