

# **NEWBOROUGH PARISH**

## **SUBMISSION DRAFT**

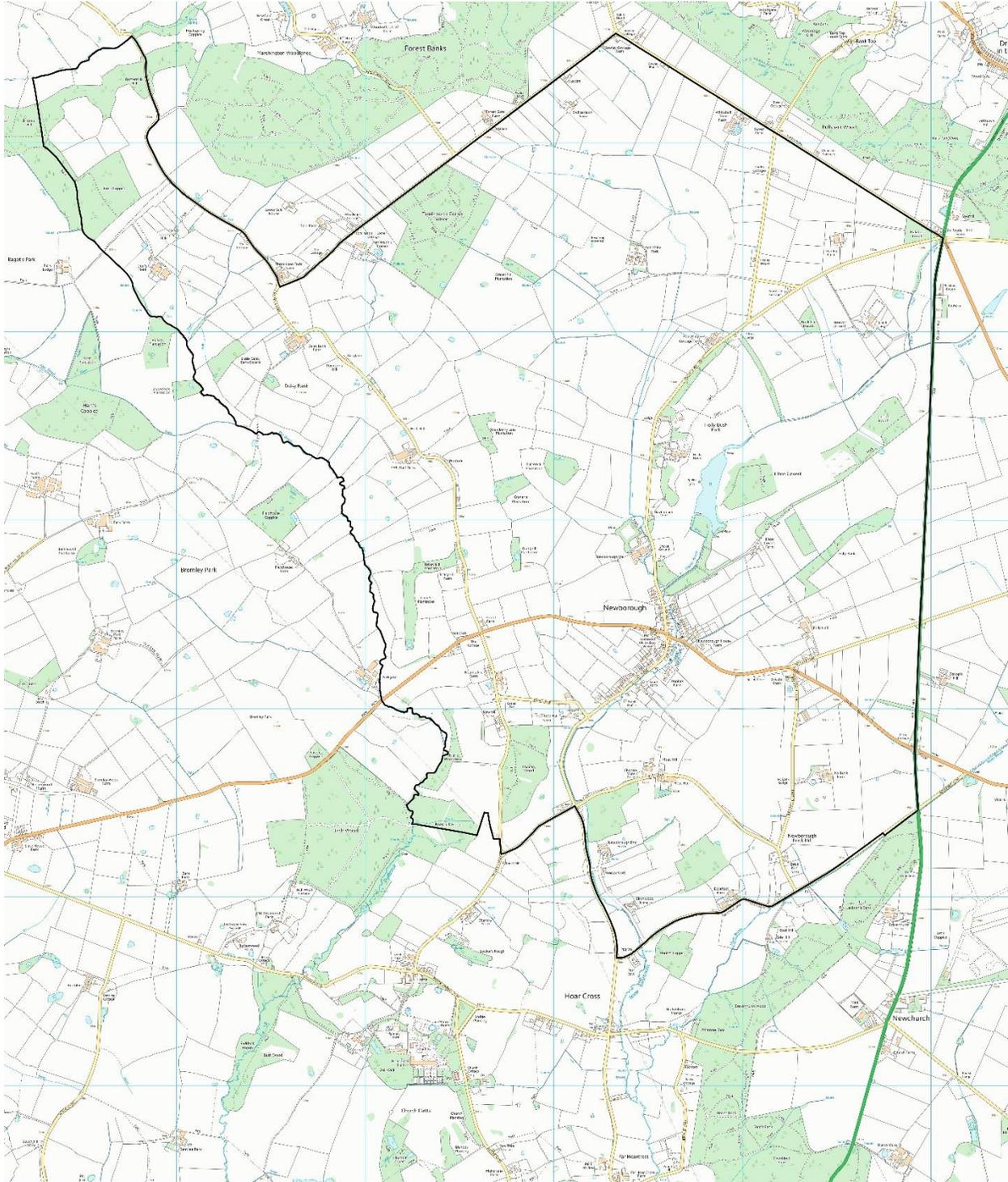
### **NEIGHBOURHOOD DEVELOPMENT PLAN**

**2012-2031**

**MARCH 2016**



MAP 1: NEWBOROUGH PARISH NEIGHBOURHOOD PLAN BOUNDARY





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**N.B. Terms underlined within this document are included in the Glossary (appendix 1) for ease of reference.**

## 1.0. INTRODUCTION

- 1.1. Neighbourhood Planning is a central government initiative introduced by the **Localism Act** 2011 and recognised in the **National Planning Policy Framework** (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and **sustainable development** in their area. Neighbourhood Development Plans (NDPs) must be in conformity with the **Local Planning Authority's** (LPAs) Development Plan.
- 1.2. In the case of Newborough Parish, this is East Staffordshire Borough Council's (ESBC's) **Local Plan** 2015 policies. This is the Development Plan which the Newborough Neighbourhood Development Plan (NNDP) will run alongside. It is vitally important that **Neighbourhood Plans** are in line with the relevant higher planning policy including the new policies contained within the adopted ESBC Local Plan (2015). Once submitted to ESBC, the NNDP will be subject to public examination and a local referendum before being adopted as a new tier of development plan policy and used in the determination of planning applications within the parish boundary.
- 1.3. The government is financially supporting over 200 'Frontrunner' projects to help produce the first NDPs and provide guidance and insight for other communities and local authorities wishing to undertake their own. Newborough Parish Council, as the qualifying body, won its bid to undertake a 'Frontrunner' project in 2012. The designated NDP area (as shown on map 1) is the Newborough Parish boundary. The Parish Council wished to ensure the NNDP 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 NNDP. This Steering Group is made up of local residents and business stakeholders.
- 1.4. NDPs are to be shaped by and produced for the local community. The role of the Steering Group and Parish Council has been to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their NDP and devise policies to tackle local issues.

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STATUS OF THE NDP:

- 1.5. Once adopted, the NDP will be the primary document of the Development Plan at the local level alongside the ESBC **Local Plan** 2015, and will be used to determine applications in accordance with the Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of Planning applications ‘must be made in accordance with the Plan unless material considerations indicate otherwise’.
- 1.6. The NNDP must be in broad compliance with the ESBC Local Plan and therefore runs over the same Plan period covering 2012 to 2031. Therefore the NDP has been prepared to take this whole fifteen year Plan period into consideration and deals with issues over this time period.
- 1.7. The **NPPF** states that “**neighbourhood plans**, when brought into force, become part of the development plan for the neighbourhood plan area. They can be developed before, or at the same time, as the **local planning authority** is producing a local plan.” The NNDP has been designed to conform to the recently adopted ESBC Local Plan 2015.

DEVELOPING THE NDP:

- 1.8. The NNDP has been prepared for the Newborough Parish community by the Newborough Parish community. This document is the product of an intensive programme of consultation and community events held over two years. Each stage of the project has evolved from the needs and wants of the community, Steering Group and Parish Council. Most recently this includes detailed consideration of the approach to be taken to the delivery of housing in the parish, conducted in Spring 2015.
- 1.9. Our consultant team have then translated these findings into a formal Planning Policy document and their interpretation checked and double checked with the community at each stage along the process.

1.10. The table below provides a brief outline of the community consultation events held:

Event	Brief Description	Date	Venue
<b>Project Launch : Issues and Options Workshop</b>	To introduce the NNDP project, discuss Issues and Options and to start to formulate the Vision and Objectives.	05/02/14	Needwood Primary School
<b>Newborough Primary School Workshop</b>	A targeted session to engage children in the project in a fun and interactive way whilst seeking their views on what they would like the Plan to deal with.	26/02/14	Needwood Primary School
<b>Workshop: Issues and Options</b>	To formulate policies using the Vision and Objectives derived from the launch session.	13/03/14	Needwood Primary School
<b>Workshop: Capacity Building 1</b>	Provide information regarding the planning and design process. Develop ideas for NNDP.	27/03/14	Needwood Primary School
<b>Workshop: Capacity Building 2</b>	Further informative session aimed at developing ideas and issues raised from the last consultation event.	10/04/14	Needwood Primary School
<b>Under 25 Workshop</b>	Guided tour of the National Football Associations facility and workshop developing the Plan further.	16/04/14	St Georges Park, Burton upon Trent
<b>Well Dressing</b>	NNDP information stall held during the annual Newborough Well Dressing event to gain feedback and responses from the local people.	05/05/14	Newborough Village
<b>Workshop: Policy Development</b>	Targeted session to gain feedback on the developed policies and gather any last minute thoughts and ideas.	23/08/14	Needwood Primary School
<b>Draft NDP launch</b>	To launch the first draft of the NDP for public consultation.	21/01/15	Needwood Primary School
<b>Seven weeks consultation</b>	Seven weeks of public consultation on the draft NDP document.	21/01/15 – 04/03/15	Various
<b>Feedback and progress Community Sessions</b>	Set out broad findings of previous consultation and the likely next steps	14/05/15 and 16/05/15	Needwood Primary School
<b>Housing Strategy Community Sessions</b>	Set out the opportunities and constraints around three preferred housing delivery policy approaches	25/06/15 and 04/07/15	Needwood Primary School
<b>Housing Strategy Consultation</b>	Consultation allowing the community to choose a preferred housing delivery approach	06/07/15 – 24/07/15	n/a
<b>Regulation 14 consultation on draft plan</b>	Formal consultation on a revised draft of the neighbourhood Plan	15/10/15 – 26/11/15	n/a

1.11. Throughout the development of the NNDP there has been a Sustainability Appraisal undertaken. A copy of the Sustainability Appraisal is submitted to ESBC alongside this plan. This is a crucial ‘check’ to ensure that all work within the project is compliant with the National and Local Policy as well as ensuring the vision, objectives and policies do not conflict with one another.

## 2.0. BACKGROUND TO THE PARISH

- 2.1. This chapter is a summary of a series of topic papers that were prepared in 2013 and updated in 2016, to support the preparation of the Neighbourhood Plan. Interested parties are encouraged to examine the position papers and a range of other documents referenced within this document.
- 2.2. The parish of Newborough is situated within the Borough of East Staffordshire. Newborough Parish contains the small village of Newborough where the majority of the **development** within the parish is situated. The parish is located approximately 7 miles from the centre of Burton upon Trent and 6 miles from the centre of Uttoxeter. The major conurbation of Birmingham lies roughly 25 miles away, a 40 minute drive. The nearest large city is Derby some 15 miles north-east.
- 2.3. The parish is mainly rural and small in its nature and is centred around the main village of Newborough. The existing built form within the parish is the village and is focused around the main roads that meet at a central junction there. The wider parish consists of dispersed dwellings, outlying farms and equestrian activities. The 2011 census recorded 192 dwellings and 476 parish residents (National Statistics, 2014).
- 2.4. The parish includes a number of successful businesses, both within the village and outside of the village. Many children from the parish are educated locally at the Needwood Primary School and have access to John Taylor High School for secondary education. Post 16 education is also provided by John Taylor High School and the Burton and South Derbyshire College.

### SOCIO-ECONOMIC PROFILE<sup>1</sup>

- 2.5. Compared with East Staffordshire Borough and national figures, Newborough Parish has a higher percentage of the population aged between 45 and 59, who represent over a quarter of the entire parish's population. There is also an above average percentage of those aged between

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<sup>1</sup> All data taken from the 2011 Census

60 and 74. Over the Plan period this demographic will shift and a high percentage of the parish's population will be of retirement age and over.

- 2.6. Within the parish the highest percentage of the population is characterised as being employed in full-time work. The levels of full-time employment are however still below that of borough and national figures. It is clear that this reflects the higher than average number of retired people who live in the parish and are not economically active. However, the percentage of the population who are self-employed is approximately 7% above that of Borough and national levels suggesting that self-employment within the parish is of economic importance.
- 2.7. The majority of residents travel to work by car or van, however this is below the borough average. There are low levels of people using sustainable modes of transport within the parish which is unsurprising given the lack of such services and the long distances to the larger employment centres. The percentage of people who work mainly at or from home is high, above borough and national averages, and perhaps accounts for the below average figure of people driving to work.
- 2.8. Housing provision within the parish mainly consists of large family sized dwellings. The majority of households within Newborough are of 3 bedrooms, with larger dwellings of 4, 5 and more bedrooms being much more common than seen in borough and regional averages (this figure refers to rooms that are habitable rooms and does not include bathrooms, halls or kitchens). There is a distinct lack of smaller households within the parish as well as low numbers of social rented and former Council housing. Households within Newborough fall in high council tax bands, meaning that council tax is more expensive and there are very few households with lower, more affordable tax bands within the parish.

## LANDSCAPE

- 2.9. The parish landscape is predominantly rural and it is the rural setting of the parish that gives it its open character. The landscape is characterised by a rolling plateau landscape which is used for mixed farming in a semi-regular pattern of hedged fields and scattered native broadleaf

woodlands. There are also some areas of remnant heath. The parish is partially covered by the **National Forest** designation but otherwise it does not include any protected or specialist landscape designations.

- 2.10. The area is covered by Landscape Character areas of Settled Plateau Farmlands, Surveyor-enclosed Plateau Farmland and Settled Plateau Farmland Slopes as identified within the Staffordshire County Council document, *Planning for Landscape Change*. The majority of the area falls within the Settled Plateau Farmlands, which were enclosed relatively late in history and provide a mix of large farms, parkland and intensive mixed pastoral and arable farming. The Surveyor Enclosed Plateau Farmlands provide the parish with very distinctive field patterns made up of gently undulating intensively farmed land.
- 2.11. The landscape is typically sparsely populated beyond the village with farmsteads, agricultural worker dwellings and barns sitting within the pastures and woodlands. The large proportion of the parish is rural and agricultural in nature apart from the nucleic cluster of built form that is found within the village of Newborough. The characteristics of the village are typical of a rural village with a meandering layout and small country lanes. The built form of the area is made up of red brick farmhouses, farmsteads and scattered cottages.
- 2.12. There are no Sites of Special Scientific Interest (SSSI) within the parish however two SSSI locations are located just outside the parish boundary. These include the Forest Bank SSSI and the Braken Hurst SSSI comprising of woodlands and important diverse remnant woodlands. Viewpoints within the parish are common and Pur Brook forms an important western boundary to the parish. There are three Sites of Biological Importance (SBIs) located within the parish and a local site covered by a Biodiversity Action Plan (BAP) which indicates that the parish is identified to be within the Needwood and Woods Parkland Ecological Action Plan (EAP). The main objectives of this EAP are to increase connectivity between the remnant semi-natural habitats in order to create larger habitat complexes.

## HERITAGE AND CONSERVATION

- 2.13. The current settlement of Newborough can be traced back to the medieval settlement of Agardsley which is mentioned in the Domesday Book as a settlement within a clearing of the Needwood Forest. The land passed into the hands of the Earls of Derby (the de Ferrers family) and eventually into the lands of the Earl of Lancaster following the confiscating of the formers land following the Civil War. The shape of the roads and spaces is little altered from the mid-18<sup>th</sup> century onwards. Within the village much remained unchanged until the end of the Second World War when some areas were developed in order to provide new housing. There have been a variety of developments including social housing since the 1950s. A more complete history of the settlement and its setting can be found in the Extensive Urban Study (EUS) undertaken by English Heritage and County Council in 2012
- 2.14. Newborough parish has a wide range of heritage and environmental assets which add to the rich and varied landscape of the area. There are a number of designated heritage assets within the parish including listed buildings, a conservation area and a number of scheduled ancient monuments. There have also been a wide range of archaeological finds within the parish which have some limited historical and heritage relevance. In addition to the above grounds heritage features, there is significant potential within the village and the surrounding countryside for below ground archaeological features. The EUS (2012) identifies that much of the village has very high potential for below ground archaeology, including an area to the eastern edge of the village where the townscape and the landscape features are also important heritage assets. Applicants and decision makers should make great use of the EUS when proposing development in the village of Newborough as it clearly sets out the heritage value of certain assets and locations.
- 2.15. Listed buildings within the parish include the new church with its octagonal tower (consecrated in 1901) which is grade II listed and a unique feature within the village of Newborough and the wider landscape. Also listed is the Old Thatch on Yoxall Road which is the only remaining Thatched Cottage within the village and also the oldest building. The third and last listed building

within the village is Newborough Hall Farm on Hollybush Road which is grade II listed and includes a nearby Scheduled Ancient Monument (a moated farmstead). There are various other farmsteads and farm complexes throughout the parish being typical examples of farm houses and Georgian/Victorian farmstead architecture, amongst them a number examples of potential moated mediaeval farmsteads. These farmsteads are an important feature within the cultural landscape of the parish.

- 2.16. The Newborough Conservation Area (designated in 1977) states that the village itself typifies a rural settlement nestling in the valley of the River Swarbourn. The landscape setting, the mature trees and hedgerows and farmland setting are considered equally important to the character of the area as the buildings themselves. The Conservation Area appraisal places great importance on ‘the green’ in the **centre of the village** which was once the historical ‘market place’. The document also states the need to take care of design of new **development** within the area and making sure that new development is in keeping with the existing Conservation Area character.
- 2.17. Appendix 5 maps a range of the important heritage assets found throughout the Parish, however, this is not extensive and exhaustive, and care should be taken to ensure that development does not undermine assets as yet unknown or identified.

#### EMPLOYMENT AND SERVICES

- 2.18. The parish offers a limited number of services due to its rural character and small **village centre**. There is one primary school within the parish, the Needwood C.E (VA) Primary School, which is located within the centre of Newborough village. There are no shops operating within the parish apart from the Red Lion Pub and the Old Baker’s Cottage Coffee Shop, including Tea Garden and Bed and Breakfast which are located within the village centre; they are both very successful within the local area. Numerous businesses are run from home.
- 2.19. All Saints Church, located in the centre of the village, is the only place of worship located directly within the parish. The majority of the residents within the parish will have to travel to the surrounding areas in order to access key shops and services.

2.20. There are few public transport connections within the parish with the bus service running through the village recently being reduced. The bus service to Burton upon Trent and Uttoxeter runs only at off peak times. The limited public transport access across the parish results in residents relying heavily on the private car as their main means of transport.

### 3.0. VISION AND OBJECTIVES

3.1. The community in Newborough has developed a vision to guide the development of this 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.

3.2. The Vision states:

*“NEWBOROUGH PARISH WILL AIM TO BE A VIBRANT AND INCLUSIVE COMMUNITY WHICH SUPPORTS AND ENCOURAGES THE CREATION OF NEW AND EXISTING FACILITIES AND SERVICES WHERE APPROPRIATE. THE PARISH’S RICH HISTORY AND ATTRACTIVE LANDSCAPE WILL BE PRESERVED AND ENHANCED, SO IT CONTINUES TO BE WELCOMING FOR RESIDENTS AND VISITORS, WHILST MAINTAINING ITS TRADITIONAL CHARACTER. NEW DEVELOPMENT WILL BE SYMPATHETIC TO THE TRADITIONAL FEEL OF THE PARISH AND WILL ENCOURAGE A MORE SUSTAINABLE RURAL LIFESTYLE”*

3.3. Visions serve a crucial role in clarifying objectives and focusing projects. Following the first community workshop with Newborough residents, which took place at the launch of the plan, analysis of the consultation feedback has led to the development of the above vision. The vision aims to reflect the residents’ hopes and aspirations for the future of their local area.

3.4. 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 NNDP has arrived at eight objectives through consultation and engagement with the community. Each NNDP policy must contribute to at least one of these key objectives. These objectives have been tested against the Sustainability objectives of the Local Plan 2015 to ensure that they support the wider sustainable development objectives (see sustainability appraisal for more information).

3.5. The eight objectives are set out below in no order of priority:

### **OBJECTIVE 1 - TRAFFIC / ROAD NETWORK**

*The new plan should further develop traffic calming measures within the parish and provide improved parking. Reducing HGV traffic within the area is of importance whilst also creating an attractive **public realm** for pedestrians and cyclists by providing improved footpaths. Improvements in the public transport network and bus timetable can also be made. Balancing and keeping light pollution to a minimum is important to the local community.*

### **OBJECTIVE 2 - FLOOD RISK MEASURES**

*Reducing the risk of flooding, particularly in the homes which are situated in the bottom of the valley is something picked up on by the majority of the community. The creation of defences and drainage systems to manage the risk should be included within the plan.*

### **OBJECTIVE 3 - STRENGTHENING COMMUNITY FACILITIES**

*The plan should preserve existing services (including the school and church) whilst equally supporting the creation of new viable, accessible, local services such as a post office and local shop, which will meet the needs of the whole community. Existing services such as the pub and The Old Baker's cottage should be retained and maintained whilst the church and school should aim to maintain their viability.*

### **OBJECTIVE 4 - HOUSING**

*Housing should be of a high quality design and in keeping with the general area and ideally deliver some housing for young people and the elderly.*

### **OBJECTIVE 5 - EMPLOYMENT**

*Conversion of underused buildings into employment use is supported by the community and would aid in the creation of new jobs and attract new businesses into the parish. The plan should promote opportunities for increased small scale economic activity within the area including multi-functional spaces.*

## **OBJECTIVE 6 - COMMUNICATION INFRASTRUCTURE**

*The plan should endeavour to achieve the improvement of poor broadband provision and mobile phone signal in the local area. This can also link in with the provision of employment opportunities (including working from home) and attracting new businesses as poor quality communication **infrastructure** is currently a limitation to this.*

## **OBJECTIVE 7 - CELEBRATING HERITAGE**

*The plan should enhance and preserve local heritage. The local community has a great sense of pride in heritage and parish history. Newborough residents value the conservation area.*

## **OBJECTIVE 8 - COUNTRYSIDE & BIODIVERSITY**

*The traditional rural setting of Newborough village should be retained. Appropriate **development** is favoured but only so long as it is sensitive to the surrounding landscape and character of the area. Protection and enhancement of hedgerows, trees, flora and fauna, field pattern and watercourses is of prime importance.*

## 4.0. NNDP POLICY OVERVIEW

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

	OBJECTIVES TO BE ADDRESSED							
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
<b>STRATEGIC POLICY</b>								
SP1 – Sustainable Development	✓	✓	✓	✓	✓	✓	✓	✓
SP2 – Rivers Management and Flood Risk		✓	✓	✓			✓	
SP3 – Communication Infrastructure				✓	✓	✓		
SP4 – Heritage & Design			✓	✓			✓	✓
<b>HOUSING AND EMPLOYMENT</b>								
HE1 – Employment			✓		✓			✓
HE2 – Number and Type of New Housing				✓				
HE3- Location of New Dwellings	✓			✓				
HE4 –Design for New Development		✓		✓			✓	
<b>COMMUNITY FACILITIES</b>								
CF1 – Community Facilities & Services			✓		✓		✓	
CF2 – Open Space & Recreation		✓	✓				✓	✓
CF3 – Landscape & The National Forest		✓	✓				✓	✓
CF4 – Renewable Energy			✓				✓	✓
<b>TRANSPORT AND ACCESS</b>								
TA1 – Public Realm & Traffic Management	✓			✓				
TA2 – Footpaths & Leisure Routes		✓	✓				✓	✓
TA3 – Parking	✓			✓				



# THE POLICIES

## 5.0. STRATEGIC POLICIES (SP)

- 5.1. The strategic policies in this section are designed to be considered by all planning applications submitted within the designated NNDP area. These policies are necessarily broad in their scope and represent the community's aspiration for delivering **sustainable development** within their parish.
- 5.2. These policies are designed to act as another level of planning policy considering and responding to, policy developed at national level, in the **NPPE**, NPPG, and local level policies contained within the adopted ESBC Local Plan (2015). Alongside the Local Plan it will form the development plan for Newborough Parish.
- 5.3. These policies cover the broad requirements for new **development**, their effect on the landscape and the townscape as well as matters such as the criteria against which all applications will be judged to protect local amenity and ensure sustainable development. The policies also reinforce the primacy of the village of Newborough as the preferred location for new development in order to ensure sustainable growth.
- 5.4. As a result, the policies focus mainly on the village of Newborough. The four strategic policies are in place to ensure that the most pressing of issues that are present within Newborough, are dealt with and considered with proposed development. The policies act as overarching policies and as the policy overview table in Chapter 4 shows, cover many of the NNDP objectives that are set out in Chapter 3.

## SP1 – SUSTAINABLE DEVELOPMENT

*In determining the acceptability of proposals within the parish the following points, where relevant, should be used to guide the delivery of sustainable development:*

- *Ensuring that residential and business development contributes to the vitality and viability of the Newborough village;*
- *That any **development** introduces appropriate highways improvements and other mitigation to accommodate increased traffic flows;*
- *That appropriate communications infrastructure, where practicable, connects to all new developments;*
- *Does not increase the risk of flooding from either increased runoff or from building within flood risk areas;*
- *Preserves and / or enhances the local biodiversity network, paying special attention to the green and blue infrastructure network, landscape and biodiversity designations and protected species;*
- *Is of an appropriate design, which complements the local vernacular and character of the village and the rural setting;*
- *Be accessible by sustainable modes to local facilities (school, public house, church) with local shops easily accessible by public transport; and*
- *Restores and enhances the local landscape character, paying special attention to long distance views and views into and out of the village of Newborough.*

EXPLANATORY:

- 5.5. The NNDP supports and encourages small scale development within the parish focused around the village. All development must however contribute to wider sustainability objectives and the definition of sustainable development as set out at the national level (see glossary). The benefits of development must demonstrably outweigh the negative impact it may have on the above factors.
- 5.6. Sustainable Development remains the overarching theme of national policy and it is essential to consider the effects that development may or may not have on the wider factors that have been listed in the policy. The principle of Sustainable Development is central to the economic, environmental and social success of the country as a whole and because of this is a core principle that underpins all planning documents – this policy sets the localised interpretation of this.
- 5.7. Development of all kinds (including change of use, extensions and new build) has a range of wider consequences on other factors such as traffic, flood risk, biodiversity, the conservation area, economic vitality and the landscape setting of the parish. All proposed development must consider the impact on the identified factors outlined above.

## SP2 – RIVER MANAGEMENT AND FLOOD RISK

*All new **development** must consider its impact on flood risk within and outside the parish. Flood risk from surface runoff must be considered as well as the risk posed by parish's rivers and water courses.*

*New development should demonstrate an improvement in the overall levels of surface water runoff through the use of **Sustainable Urban Drainage Systems (SUDS)**.*

*Best practice design and construction techniques should be utilised to ensure new development does not have an adverse impact on flood risk from surface runoff and rivers. Development which makes sustainable use and consumption of, water within properties may also be supported subject to compliance with other development plan policies*

*The River Swarbourn runs through the **centre of the village** and is a key asset within the parish. The NNDP supports the enhancement of the areas along the river that are accessible to the public. This should be delivered in line with policy TA2. Developments or community led projects which seek to improve the river for community use will be supported.*

*Maintenance of the river and other watercourses should be taken into account within landscape proposals for new development sited adjacent to the river. Where appropriate, schemes which consider and seek to implement Natural Flood Management (NFM) in the upstream catchment of the Swarbourn will be supported.*

### EXPLANATORY:

- 5.8. Newborough village has in the past been subject at times to severe flooding which has damaged property and caused severe inconvenience to local people. Residents are particularly concerned that further development of greenfield land within the parish will further exacerbate the existing threat from surface runoff water. Staffordshire County Council consider that a precautionary approach should be taken to controlling surface water discharge rates within the village and the parish.

- 5.9. Reduction in the threat of flooding is vitally important to the future success and sustainability of the village of Newborough, and this can be achieved through careful maintenance and mediation against further surface runoff. It is important to the residents of Newborough that the river not only be managed but also made a feature of. The Environment Agency recommended that applicants and developers should pay due regard to the Humber River Basin Management Plan, when addressing the requirements of this policy.
- 5.10. The community is aspirational in its desire to limit the environmental impacts of the settlement and any new development which may occur. New development therefore is required to reduce the level discharge from a site is kept below the threshold of 5 litres per second – a common rate set by the Lead Flood Authority in areas of flood risk. This can be achieved through use of various **SUDs** technologies and design techniques which are designed to store storm water on site and release this slowly back into the surrounding watercourses.
- 5.11. The policy also makes reference to supporting Natural Flood Management (NFM) in the upper catchment of the river Swarbourn. The Staffordshire Wildlife Trust and the County Council consider that the Swarbourn has potential for this. This process has the ability to reduce the risk of downstream flooding, improve water quality and biodiversity. Planning applications could deliver this as part of their flood management contributions or financial contributions could be sought.
- 5.12. In order to ensure that the use of SUDs provides the most benefit to the wider environment, developers and applicants should refer to the SUDs hierarchy advocated by the *SUDs Good Practice Guide* prepared by the Construction Industry Research and Information Association (CIRIA). This highlights how developers should consider the use of surface water balancing features such as swales, balancing ponds and ditches in preference to below ground features.
- 5.13. Members of the community feel that the river which runs through the village is undervalued and could offer enhancement to the centre of the village. The NNDP supports development or projects which seek to improve public access and enjoyment of the river enhancing the contribution the river makes to wildlife and biodiversity (see also policy TA3).

### SP3 – COMMUNICATIONS INFRASTRUCTURE

*New **developments** which seek to improve broadband and mobile phone signal within the parish will be supported. Any new development should consider what effect an increase in usage will have on the existing provision.*

*The impact of communications **infrastructure** on the landscape character and long distance views should be carefully considered. Schemes which are highly visible from the conservation area or key viewpoints, as marked on the proposals map, are unlikely to be acceptable.*

*The incorporation of infrastructure into existing buildings will be supported subject to Design policy SP4 and as long as the overall aesthetic of the building is not compromised. Where a **heritage asset** is involved early consultation with Historic England and the LPA is recommended.*

#### EXPLANATORY:

- 5.14. Broadband and mobile phone signal provision is a vital component of the sustainability of the parish and the ability of businesses to operate within the area, in addition to the ability of residents to work from home, of whom there is an increasing number.
- 5.15. New development may offer the opportunity for the broadband and mobile phone signal to be improved thus contributing towards enhancing the sustainability of the parish as a whole. Communications provision is high on the agenda and the NNDP will support any development or project which seeks to improve existing provision.
- 5.16. Whilst the improvement of communications infrastructure is high on the agenda of the community, the landscape setting and townscape quality of the parish is of great value. Proposals which provide improvements to communications infrastructure but significantly affect these factors will not be supported.

## SP4 – HERITAGE AND DESIGN

*New **development** should at all times promote high quality design and offer a positive, **contextually responsive** contribution to the parish's historic built environment and its specific **heritage assets**, including the parish's cultural landscape. High quality design is vital to achieving this goal.*

*Development must seek to preserve and enhance the conservation area as well as the fabric and setting of **Scheduled Ancient Monuments** and Listed buildings within the Plan area. Particular focus should be given to the interaction between the built environment and the surrounding countryside and the key views and vistas, as marked on the proposals map and other relevant policies including CF3 – Landscape and National Forest and CF4 – Renewable Energy..*

*Applications for development at any farmstead within the parish should make reference to the Traditional Farmsteads in East Staffordshire SPD prepared by ESBC and the County Council with specific reference made to how the proposals meet the 'Middle Valleys and Plateau Farmstead Character Area' guidance and the Site Assessment Framework. Proposals that do not respond positively to the guidance will be resisted.*

*The community's commitment to preserving and retaining the dark skies surrounding the village should also be supported by all new development by ensuring that developments do not create additional and unnecessary light pollution.*

*New development must take account of known surface and sub-surface archaeology, and ensure that unknown and potentially significant deposits are identified and appropriately considered during development. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.*

EXPLANATORY:

- 5.17. The community highly values the heritage and conservation area assets within their parish and the distinct character of the village is a key factor in encouraging people to live, work and visit the parish. Appendix 5 shows a range of the heritage assets as taken from the Historic Environment Record (HER). Applicants are encouraged to consult the HER early in the process of developing their development proposals to ascertain the likely impacts on heritage assets.
- 5.18. Development includes extensions and alterations to existing dwellings as well as construction or conversion of properties and businesses. Extensions which do not make a positive contribution and which undermine the townscape and conservation area will not be supported. The policy also draws attention to below ground archaeology. The Extensive Urban Study (SCC and English Heritage 2012) identifies that within the village itself there is a high potential for below ground archaeology in and around the core.
- 5.19. The NNDP supports the ESBC Design Guide 2008 and requires all applicants to comply with the guidance set out in the document. In addition, this policy makes reference to the ESBC and SCC Guidance on Traditional Farmsteads in East Staffordshire (March 2011). As noted Newborough has a great many traditional farmsteads, some of which have significant heritage features. Whilst the Neighbourhood Plan supports the principle of redevelopment of these assets to deliver employment and residential development in line with the NPPF, it is important that careful consideration is given to the historical relevance of these farmsteads at the planning application stage. Applicants are therefore required to make reference to the assessment frameworks set by this document.

## 6.0. HOUSING AND EMPLOYMENT POLICIES (HE)

- 6.1. This section of the NNDP provides a localised interpretation of the approach set out by ESBC, with regard to matters of housing in their **Local Plan**. The parish community recognises the importance of accommodating some housing within the parish over the Plan period. This will in turn support the overall vitality, viability and sustainability of the parish.
- 6.2. The community within Newborough recognises the requirement for accommodating small business into the parish and the importance that this has within the local economy and wider sustainability of the area and policies have been prepared to guide this.
- 6.3. The HE policies detailed in this section illustrate the local housing requirements based upon the wider ESBC targets present within the Local Plan as this offers the most up to date objectively assessed need as well as a housing needs survey (2008) prepared by ESBC. Further consultation has taken place with the parish residents and landowners within the parish which set out the specific needs that are required to be accommodated within the NNDP. Consultation has also led towards detail being given regarding housing requirements and type of homes that are required e.g. starter homes and larger (2-bed) older persons' accommodation.
- 6.4. These policies include a specific policy on housing distribution within the parish as well as the type, tenure and design approach required. These policies should not be considered in isolation and should work in concert with other policies within the development plan, specifically the Strategic Policies of this Neighbourhood Plan.

## HE1 – EMPLOYMENT

*New employment opportunities within the parish will be supported subject to them being of a scale and nature commensurate with the rural nature of the parish. Larger employment schemes are unlikely to be acceptable unless they can demonstrate a specific locational need and meet other relevant planning policies.*

**Development** *must be compatible with neighbouring land uses and be in accordance with Neighbourhood Plan policy CF3 (Landscape and The **National Forest**) and SP4 (Heritage and Design). Applications for employment uses, including applications for change of use, must not result in development which adversely impacts neighbouring amenity in terms of noise, hours of operation, traffic generation and visual impact. Where this cannot be achieved proposals will not be supported.*

*New schemes must demonstrate to the satisfaction of the authority their suitability in highways terms, in respect to the traffic which will be generated, the ability of the existing network to manage the predicted capacity and the provision of parking to meet the needs of the development (see transport and access policies – Chapter 8).*

*All new development should be designed to allow for some form of home working to take place unless the size and type of the accommodation makes this impracticable. In all cases, access to broadband internet connections for all new properties should be ensured where it is practicable to support ‘working from home’.*

*Proposals for the conversion of rural buildings and/or farmsteads to create employment will be supported subject to other development plan policies.*

### EXPLANATORY:

- 6.5. Newborough is a small, rural community and there are limited opportunities for new employment within the parish. Often this requires those seeking employment to look for opportunities outside of the settlement. The NNDP aims to support sustainable forms of economic development and promote a strong rural economy within Newborough.

- 6.6. Proposals for new employment, must however, be sympathetic to the rural nature and character of Newborough in terms of type and scale. New opportunities which are inappropriate and incompatible with Newborough as a countryside parish will not be acceptable. This should not limit opportunities for new employment.
- 6.7. Working from home, either self-employed (subject to relevant planning considerations) or in association with flexible working arrangements, can assist in supporting **sustainable development** objectives. It is crucial to have suitable facilities to enable this to be realised. This may include the provision of standalone garden office space, provision of flexible residential accommodation and/or the provision of suitable facilities in the form of additional plug sockets or the supply of broadband cabling (in conjunction with policy SP3 Communications Infrastructure).

## HE2 – NUMBER AND TYPE OF NEW HOUSING

*The neighbourhood plan supports the development of approximately 17 dwellings over the plan period (between 2012 and 2031), subject to compliance with the criteria set out in policies HE3.*

*Residential proposals which individually or cumulatively would contribute to a greater number of dwellings will not be supported unless it can be demonstrated that there is an unsatisfied and identified local need for the development. In determining the cumulative number of new dwellings delivered schemes developed under the permitted development prior notification process will also be counted.*

*In all cases, any single development which is larger than four dwellings (individually or cumulatively) will be resisted in order to preserve the character of the village, its landscape setting and the special characteristics of the conservation area.*

*Where these applications deliver housing for first time buyers (starter homes), the elderly and those wishing to downsize (including bungalows) they will be looked upon favourably, subject to compliance with other policies within the development plan.*

### EXPLANATORY:

- 6.8. The local community supports some limited housing growth in Newborough. There is a small need for new properties identified as part of the 2008 Housing Needs Survey and the 2015 East Staffordshire Local Plan identifies that rural villages in East Staffordshire should contribute in a small way to delivering to overall housing needs within the Borough up to 2031.
- 6.9. Policy SP2 of the Local Plan, identifies Newborough as one of 15 tier three villages. Policy SP4 goes on to state that the tier three villages, along with the wider rural area, should deliver a development requirement of 250 dwellings in accordance with other policies of the Local Plan and in accordance with a Neighbourhood Plan.
- 6.10. The Neighbourhood Plan supports the development of around 17 dwellings within Newborough Parish over the plan period 2012 – 2031 (which is commensurate with Local Plan policy SP4).

This an average number of new dwellings when the development requirement of 250 is split across the 15 named tier three villages.

- 6.11. This is a considered a sensible residential development requirement for the parish of Newborough. It amounts to approximately a 10% growth of the total number of properties within the parish over the plan period. This is considered proportional to the size of the village and the parish. As a result, this allows for a modicum of growth to support local services and facilities, whilst offering new opportunities to provide a wider choice and range of housing types as outlined in the policy.
- 6.12. A focus on homes for first time buyers and those wishing to downsize but continue to live in the community. These types of housing have time and again been seen as key to achieving a sustainable community introducing new types of property that are not in abundance within the village currently. This is broadly in line with guidance contained in SP16 of the Local Plan.
- 6.13. It is acknowledged that Newborough village is identified as one of the better served tier three villages in East Staffordshire, including a better range of services than smaller settlements such as Hanbury, Wooton or Church Leigh which might be sensibly expected to take less than the average, but smaller than settlements such as Ellastone, Stramshall and Bramshall where more than the average might be accommodated.
- 6.14. Since 2012, some residential development has already occurred with a small number of new properties already approved in the village of Newborough and the surrounding rural area. Some of these new dwellings will be permitted under the prior notification process, especially where they relate to the conversion of existing office space or agricultural buildings, but these will still count towards this overall total. As a result, the housing growth equates to the average growth rate of approximately one property per year over the next 15 years. HE3 of this Neighbourhood Plan sets specific criteria for the delivery of these new dwellings.
- 6.15. In order to ensure that new developments effectively integrate with the existing townscape and community, the Neighbourhood Plan sets out the maximum number of dwellings that can be

provided on any one site – a total of four. This is designed to ensure that new development is pepper potted throughout the parish and reflect the character of the area.

## HE3 – LOCATION OF NEW DEVELOPMENT

*New residential development of the following types, will normally be supported subject to compliance with the listed criteria and with other development plan policies, particularly Neighbourhood Plan policy SP4 (Heritage and Design).*

### **1. Infill, Conservations and Replacement Dwellings**

*All new residential development (including conversions) should be, one of the following:*

- A. On an infill plot where it is bounded by existing properties on two or more sides and fronting an existing highway, Or;*
- B. The conversion of existing buildings (where these are not already permitted development) which would not require substantial extension and/or alteration, Or;*
- C. A replacement single dwelling of broadly the same volume, height and footprint as the existing building, Or;*
- D. To meet an identified local need where it is demonstrated that these could not be viably or practically delivered on any site which meets the above criteria.*

### **2. Limited Linear Development**

*Residential applications which form extensions to the linear north-south form of Newborough village will also be supported subject to meeting all of the following criteria:*

- A. Being on sites fronting either Hollybush Road (north) and Yoxall Road (south) and;*
- B. Not leading to a linear extension to the north beyond the bridge on Hollybush Road crossing the River Swarbourn or to the south beyond the junction of Yoxall Road and Dark Lane (as marked on the proposals map) and;*
- C. Not exceeding four dwellings on any one site*

*Regardless of their ability to meet the above criteria, new build residential schemes, excluding conversions and replacement buildings as defined by criteria 1B and 1C above, which are proposed in the area to the east of Yoxall Road and the south of Duffield Lane (as marked on (continued)*

*the proposals map) will be resisted. This is to preserve the setting and character of the conservation area, the high probability of below ground archaeology and the landscape features of the mediaeval village and to prevent an increased risk of localised flooding as a result of additionally generated run-off water.*

EXPLANATORY:

- 6.16. This is an important policy within the Neighbourhood Plan as it reflects the community's desire to see residential development provided in a sensible and sustainable manner, making best use of previously developed land and buildings. The policy sets out a series of criteria for the types of development that the community would like to see come forward. These fall into two categories – firstly, conversions, infill and replacement dwellings and secondly, limited linear development within the village itself. Applicants seeking permission for new residential dwellings will first be expected to demonstrate how they have met the criteria set out in the policy.
- 6.17. The policy should not be read in isolation, as the overall number of new properties developed over the plan period will be controlled by policy HE2 of the Neighbourhood Plan and policies within the East Staffordshire Local Plan (2015). In addition, whilst the criteria for the location and type of new development may be met, new development is still required to meet policies ensuring that they protect heritage assets (archaeology, listed buildings, Schedule Ancient Monuments etcetera) as is outlined in policy SP4 of the Neighbourhood Plan. It should be remembered that the parish, and the village of Newborough itself, is within a highly valued landscape which includes a plethora of heritage assets. This policy is designed to protect these important features.
- 6.18. Section 1 of the policy is intended to cover applications for residential development across the whole parish, as a series of conversions, replacement and infill opportunities throughout the landscape. The overall number of houses will be limited by policy HE3 to ensure that the

residential development in the parish remains in line with the spatial strategy set out within the East Staffordshire Local Plan 2015. Some of the conversions supported as part of this policy may be delivered through the permitted development route (using the prior notification process under Class Q of the General Permitted Development Order 2015). However, many will still be required to formally seek planning permission. Subject to achieving a high quality design and protecting local natural and built features, the Neighbourhood Plan offers support to this type of development.

- 6.19. Section 2 of the policy considers a type of development focused on the village of Newborough. It is acknowledged that some limited growth in Newborough village is sustainable, but that care must be taken to maintain the overall form of the village and protect residential amenity. Newborough village is a linear settlement, extending north and south along the river valley. The policy supports a limited linear extension to the village. The policy does not encourage linear development in an unrestrictive manner – this would be neither sustainable or within the character of the village. As a result, key points north and south have been defined as the limits for this growth where properties front the key routes.
- 6.20. The point to the north is defined by the physical boundary provided by the River Swarbourn which ensures that a physical separation is retained between Newborough Hall Farm (a Scheduled Ancient Monument) and the parkland of Hollybush House. This is considered important in retaining the setting of these heritage assets. The point to the south (the junction of Yoxall Road and Dark Lane) is less historically important. It is a clear physical boundary, beyond which development would likely impact negatively on the setting and approach to the village of Newborough. Linear development beyond this point would appear incongruous.

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- 6.21. Finally, an area to the east of Yoxall Road and south of Duffield Lane (which is shaded yellow on the proposals map) is particularly sensitive to new development. The Extensive Urban Survey (EUS) and the Conservation Area Appraisal both identify this area as being important. The pattern of development, comprising of a series of farmsteads, remnant Burgage plots and views into and out of the conservation area are considered to be historically important.
- 6.22. The EUS highlights that this area has high potential for important below ground archaeology. As a result, development of new residential development is more strictly controlled by the policy and limited to the conversion of existing buildings and the replacement of existing buildings. This will help safeguard the unique characteristics of this 'quadrant' of the village. Any infill development and any linear development to the east of Yoxall Road would be considered unacceptable as it may impact negatively on heritage and landscape features.

## HE4 – DESIGN FOR NEW DEVELOPMENT

*All new development should be of the highest design quality and respond positively to the surrounding built character and landscape setting of the village. This should not preclude innovative design where this is considered an appropriate design response.*

*In the design and layout of sites, development proposals should take account of, and positively respond to, the following principles:*

- *The plot size and density of development of new dwelling(s) created should be similar to surroundings;*
- *The scale and mass of new buildings should be similar to those found elsewhere in the village (including taking account of the number of storeys) and scale of any garages and outbuildings;*
- *The local characteristics of the village, including its history and heritage;*
- *The relationship with heritage assets in line with NDP policy SP4, and key views within the parish in line with NDP policy CF3;*
- *The retention and enhancement of the landscape setting and adjacent paddocks of the River Swarbourn;*
- *Safeguarding and framing views into, and out of, the village in line with policy CF3;*
- *To include sufficient car parking based on the site's size and designed to allow vehicles to enter and leave the public highway in a forward gear; and;*
- *To include within the design of any scheme features to reduce the risk of flooding (from all sources) through the choice of materials, landscape treatments and the use of sustainable urban drainage (SUDs) methods, in accordance with NDP policy SP2. To maximise opportunities to include features within new or converted buildings to provide wildlife habitats (e.g. bird boxes and bat roosts) will be encouraged.*

*In all cases the neighbouring amenity should be preserved in accordance with policies set out in the Local Plan and national policy and guidance. (continued)*

*Schemes which are able to deliver community benefits, including public realm improvements and measures to reduce flooding within Newborough village will also be supported, subject to compliance with other development plan policies and principles set out above.*

EXPLANATORY:

- 6.23. Many of the other policies in the plan have highlighted the importance of ensuring that the design of new development should be of a high standard. Previous sections of this plan have highlighted the importance of the townscape and landscape for its historical and cultural value to the people of the community. The policy should be read in conjunction with policy SP4 of the Neighbourhood Plan which deals with matters of heritage.
- 6.24. The policy sets out a series of design criteria that applicants and developers should follow in developing detailed designs for sites and buildings. These broadly reflect guidance within the East Staffordshire Design Guide SPD (2008) and policy SP24 of the East Staffordshire Local Plan, however the list offers a strong 'Newborough' focus. Applicants are encouraged to make use of the guidance within the East Staffordshire Design Guide in developing their proposals.
- 6.25. The townscape and landscape within the parish includes a series of unique characteristics and it is important that new development reflects the local design features ranging from the scale and mass (or bulk of development) right through to detailed matters such as the appropriate choice of materials and layout of parking.

## 7.0. COMMUNITY FACILITIES POLICIES (CF)

- 7.1. The following policies are designed to complement the wider policies contained within the NNDP by ensuring that community **infrastructure** (school, church,) is supported and enhanced by the Plan. The community have already designed the local public house (the Red Lion) as an Asset of Community Value. The parish has a wide and varying range of assets which the Plan seeks to protect and enhance where possible.
- 7.2. The community has been concerned about the future of the existing facilities within the village of Newborough. The Parish Council has already been able to designate the local public house as a protected **community asset**. The NNDP places great importance on the preservation of such facilities.
- 7.3. The parish contains a small number of community buildings which make a significant contribution to the distinctiveness and character of the local area. These buildings are, however, vulnerable to deterioration over time. The NNDP supports the reuse and diversification of some of these buildings in order to ensure their long term sustainability.
- 7.4. The community understands that it is desirable to attract new services and facilities to Newborough and that this should be in accordance with **sustainable development**. The development of community facilities helps to maintain a sense of community within the parish and provide the parish residents with valuable recreational and professional assets.
- 7.5. The community sees the landscape within the parish to be one of the key features that needs to be protected and enhanced within the Plan. Protecting this sensitive landscape from inappropriate development and damaging applications is of vital importance within the Plan.

## CF1 – COMMUNITY FACILITIES AND SERVICES

*Proposals that encourage the delivery of new services and facilities, principally A1 Retail Use (including a newsagent, post-office and/or convenience stores) and A3 Restaurants and café, together with other complementary uses, commensurate in scale to the settlement, will be supported.*

*Proposals must respect neighbouring uses and amenity and should accord with other relevant proposals of the ESBC **Local Plan** and policy SP1 of the NNDP.*

*Where it is considered necessary to secure the ongoing viability of a **community asset** (including those designed formally as an **Asset of Community Value**), a diversification of uses (including residential uses) will be supported, subject to compliance with other development plan policies and other relevant planning considerations.*

*Unless it can be demonstrated that it is no longer economically viable to retain a community facility, conversion of buildings in A1 (Retail) and/or A3 (Cafes) use to C3 (residential) use will not be supported. Where conversion to residential use is considered acceptable in principle, it must be in accordance with other relevant planning policies of the NNDP, including SP1 (Sustainable Development), HE2 (Number and Type of New Housing), HE3 (Location of New Dwellings), CF3 (Landscape and The **National Forest**) and SP4 (Heritage and Design).*

### EXPLANATORY:

- 7.6. This policy reflects the desire of the community to attract new services and facilities to Newborough and accords with the sustainable objective of the **NPPF** to promote a strong rural economy. It is recognised that it may not be viable to bring forward new small standalone retail opportunities. For this reason the Plan supports the integration of new services and facilities into existing ones. This reduces start-up and running costs and so increases the likelihood of new provision being brought forward and also assists in the protection of new and existing community assets.

- 7.7. Newborough is a desirable location in which to live. The pressure to convert buildings to residential dwellings is significant. This policy seeks to protect and retain in the first instance community assets, supporting the conversion of buildings only where it can be demonstrated that retention of the building for the permitted business is no longer a viable option.
- 7.8. The residents of Newborough have demonstrated a clear desire for an increase in community assets which will not only support the local economy and provide business opportunities, but also provide for the wants and needs of the residents of the parish by reducing the need to travel long distances to access services. The protection of existing community assets is also important to the residents of Newborough. The public house (the Red Lion) has already successfully been designated as an **'asset of community value'** by the parish council – this is a statutory designation, and should not be confused with general community assets referred to elsewhere within this plan. The NNDP supports the future protection and nomination of other local assets such as the church and the school.

## CF2 – OPEN SPACES AND RECREATION

*The following sports and recreational facilities as marked on the proposals map, will be protected from redevelopment and designated as **Local Green Spaces** (under the provisions within the **NPPF**):*

- *Cricket pitch and pavilion (Hollybush Road, Newborough);*
- *Riverbank Park ;*
- *All Saints Church yard green space and;*
- *Duffield Green.*

*Enhancement to existing, or provision of new multifunctional open space, will be supported by the plan, provided that it retains and enhances biodiversity and does not harm neighbouring amenity. The Plan will also seek the enhancement and delivery of footpath and cycle way networks that improve access to the countryside in line with policy TA3 (Footpaths and Leisure Routes).*

### EXPLANATORY:

- 7.9. The open and recreational space in and around Newborough is a key community facility. This policy seeks to retain, improve and positively promote these recreational facilities and wider countryside within the settlement in the interest of the health and wellbeing of the community.
- 7.10. These spaces have been identified by this policy as Local Green Spaces. Paragraph 77 of the National Planning Policy Framework has provided the opportunity for these spaces to be designated and protected from inappropriate development by policy commensurate with that of greenbelt. For these spaces to be designated they need to meet a series of tests which are set out in paragraph 77. All of the spaces designated meet these criteria and a full assessment of these against the criteria is set out in appendix 4 of this plan.
- 7.11. Sports and recreation are becoming increasingly important factors to consider in modern society with healthy lifestyles being at the forefront of government objectives. If new facilities are

provided these should be designed to be in line with the design guidance notes prepared by Sport England.

- 7.12. In accordance with Chapter 8 of the NPPF 'Promoting healthy communities' the NNDP aims to help create a safe and accessible environment for recreational use in and around the village of Newborough. Access to high quality open space is listed in paragraph 73 of the NPPF as being vitally important for the well-being of communities. In accordance with the NPPF the NNDP also seeks to promote and protect public rights of way and access to the countryside in order to provide better opportunities for local residents (paragraph 75).

### CF3 – LANDSCAPE AND THE NATIONAL FOREST

*Support will be given to proposals which enhance existing or create new areas of tree planting / woodland that improves the landscape character of the parish and accords with the objectives of the **National Forest** Strategy.*

*Development proposals should take account of the landscape structure, including where relevant, plot size, hedgerows and boundaries. Where relevant, proposals should also consider historical assets as identified within the Historic Environment Record where they specifically refer to landscape features, including those that are below ground.*

*Proposals for new **development** will be supported where they can demonstrate the manner in which existing site biodiversity, green and blue **infrastructure** network will be preserved and enhanced. Emphasis on improvements to existing or creation of new habitats will be supported within areas in and around the River Swarbourn and others within designated wildlife and conservation areas of the parish. Where possible new habitats and areas should link with existing provision to form a green infrastructure network.*

*Designated views identified on the plan proposal map will be protected from all inappropriate development. Development within these areas must demonstrate that the views will be preserved and the historic character and appearance of the surrounding landscape and built form is retained.*

#### EXPLANATORY:

7.13. Part of Newborough Parish falls within the National Forest area and is covered by 2014 - 2024 strategy and any subsequent strategy. The countryside of Newborough is an important feature of the parish and protection of views and vistas (see CF4 for details on renewable energy installations within the landscape) is vitally important to the local community. As part of the environmental strategy of the NNDP, opportunities to restore or enhance the biodiversity of the surrounding countryside will be sought wherever possible.

- 7.14. Improvement to existing habitats along the River Swarbourn will be valued and will align with the policy objective of CF2 - Open Spaces and Recreation which seeks to improve access for the community to such recreational areas and policy TA3 – Footpaths and Leisure Routes.

## CF4 – RENEWABLE ENERGY

*Applications associated with the delivery of renewable energy schemes will be determined on their own merits. All applications should demonstrate through specific assessments any adverse effect they may have on and how they have considered the following points:*

- *Key views and vistas surrounding the conservation area (identified on proposals map);*
- *Scheduled Ancient Monuments and areas of key biodiversity concern (such as the SBIs, SSSIs and ancient woodland remnants);*
- *Local landscape and tranquil setting of the parish;*
- *The amenity of current and future residents;*
- *Heritage and wildlife considerations.*

*All applications will be considered against both their individual and cumulative visual and landscape impact, the design and construction of the scheme (including any associated development such as access road and transmission pylons), and all issues surrounding decommissioning at the end of life.*

*The NNDP will resist applications where there is an associated adverse effect on the above conditions unless it can be demonstrated that there is no other viable alternative, design solution and/or location within the Borough.*

### EXPLANATORY:

7.15. The countryside and landscape surrounding the village of Newborough, including the particularly susceptible ‘Settled Farmlands’ **Landscape Character Area**, is very sensitive and the installation of large scale man-made objects would impact on many landscape features and on the overall quality of the landscape. Whilst the concept of renewable energy is supported by the plan, the effect that such installations would have on the Newborough landscape is on the whole destructive and the protection of the rural nature and character of the parish is of vital importance to the local community. Therefore resisting inappropriate applications (inappropriate with regard to the above criteria) is necessary to ensure landscape features are retained and adverse effects minimised.

- 7.16. Great care should be taken to ensure that the conservation and heritage of the medieval field pattern surrounding the Conservation Area is protected from development and that any proposed installations do not impact on surrounding views important to the landscape setting. Applications should consider simultaneous views (within one field of vision), sequential views (as one travels through the landscape) and any impacts of associated infrastructure – often more harmful than the application itself.
- 7.17. The consideration of the above factors listed within the policy and of any other damaging impact renewable energy installations may have will all be required to be assessed in full and will form part of the determination of associated applications. When it is demonstrated that there is no other viable alternative for the location of renewable energy installations within the borough, decisions will be based on the cumulative impact of installations on the listed criteria.

## 8.0. TRANSPORT AND ACCESS POLICIES (TA)

- 8.1. With new **development** being brought forward within the parish, the community is particularly concerned about the impact that these new developments will have on the local traffic and transportation **infrastructure** within the parish. **Neighbourhood plans** are able to consider the infrastructure requirements associated with new development as well as seeking to ensure that sustainable transport is promoted.
- 8.2. The policies in this section are designed to ensure that new and existing residents in the parish do not become entirely reliant on the private car, have realistic sustainable transport options, and are provided for in terms of access and highways safety. This is a core pillar of ensuring **sustainable development**.
- 8.3. The NNDP recognises the need for the private car within a rural community and recognises that public transport is not always a viable option. However, in line with the principal of sustainable development, it is still important that public transport be promoted within the Plan.
- 8.4. Policy T12 focuses on traffic management and the **public realm**, to ensure that the streets and spaces within the parish are designed to a high quality. The Policies also focus on improving walking and cycling links within the parish as set out in policy TA2. This is an important aspect of delivering sustainable communities.
- 8.5. The existing general road infrastructure is of concern to the residents of Newborough. This includes issues of parking and the additional strain on these resources that an increase in development and visitors to the village may bring. The residents within the parish are negatively impacted by speeding traffic through the village and it is inherently important that the Plan recognises the need for improvements to the road and public realm infrastructure within the parish and seeks provision from new development and other sources to deliver overall improvements.

## TA1 – PUBLIC REALM AND TRAFFIC MANAGEMENT

*Where required planning permission will be granted for the delivery of new **public realm** works. Support will be given to **developments** which assist with the delivery of public realm improvements through capital works or by providing appropriate contributions.*

*Improvements should be focused on the central square of the village (as shown on the proposal map), where appropriate traffic management schemes, should be designed to reflect the rural character of Newborough village.*

*The Plan will support the creation of;*

- Gateway features on the approach to the village;*
- Pedestrian friendly designs and restructuring of the central village cross roads and;*
- Other traffic calming measures e. g. lowering of the speed limit, speed indicators.*

*All public realm and traffic management improvements should utilise appropriate lighting in order to limit light pollution and adhere to the Newborough Dark Skies policy by only providing lighting on key routes and around junctions (see policy SP4).*

### EXPLANATORY:

8.6. The village of Newborough is considered by some members of the community to be in need of public realm improvements and it is essential that pedestrians be given more priority within the street scene through the installation and improvement of pavements (see policy TA2). New development will be expected to deliver the very highest quality public realm design and such proposals which enhance the public realm beyond the limits of the site will be looked upon favourably by the Plan. The Parish Council will also work collectively with other authorities to seek other funding avenues for improvements to the public realm and ensure that such schemes are delivered.

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- 8.7. The Plan is committed to the improvement of highways safety within the parish. A number of strategies should be put in place in order to address the traffic issues through the parish. The reduction in the speed of vehicles travelling through the village should be at the forefront of any proposed improvement scheme. New development should seek to address the traffic problem within Newborough and proposals which provide improvements to the road network (particularly improvements to the A515) and central cross roads will be supported by the plan.
- 8.8. Retention of character within the village is important and care must be taken to ensure that any public realm improvements do not create an urban feel. Schemes should be designed in a way that is sensitive to the existing character of the village (e.g. use of neutral coloured tarmac and design features).
- 8.9. The use of appropriate materials is key to retaining the character of the village and in all cases, the design of these spaces and choice of materials should take account of long term maintenance and street cleaning in order to ensure that the public realm is retained in a good condition. The design approach detailed is supported by the ethos of 'Manual for Streets' (2007) and other national guidance which details design standards of public realm spaces.
- 8.10. Residents within the parish of Newborough are negatively impacted by the high speed of vehicles passing through the village. In order to provide an increased level of safety for pedestrians and cyclists, the reduction of traffic speed is an integral part of the plan. The introduction of any traffic calming features by development proposals will be supported by the plan. Schemes around the central key junction of the village and around the school and entrance into the village should receive priority treatment. All schemes should include the need to accommodate servicing, on-street parking and the use of **street trees** where appropriate.

## TA2 – FOOTPATHS AND LEISURE ROUTES

*Where appropriate, the NNDP supports measures which will enhance existing walking and cycle routes and bridleways and/or will deliver new provision and connections within the parish. The loss of public rights of way will be resisted.*

*New **developments** should provide safe access for both pedestrians and cyclists as well as safe routes to and from the **centre of the village**. These improvements should provide better access and where appropriate, provide a focus for public art and interpretation boards. Development which helps facilitate the provision of interpretation and public art will be supported by the plan subject to compliance with other development plans / policies.*

*Schemes that seek enhancement of the existing network, and provision of new routes, must demonstrate the following in order to be acceptable:*

- *Well designed, secure and suitably surfaced routes*
- *Satisfactory access for disabled people*
- *Appropriately lit routes*
- *Suitable street furniture, including benches and litter bins, where appropriate*

*The maintenance of existing footpaths within the parish is essential in the promotion of the health and wellbeing of new and existing residents.*

### EXPLANATORY:

8.11. Where it is considered viable and practicable, contributions will be sought from developments to deliver localised improvements through delivering footpaths and leisure routes on or adjacent to the development site. Developments which help secure new links to key community facilities such as the school and the church will be considered favourably.

- 8.12. The NNDP encourages development which addresses the impact of climate change by reducing the reliance on the private car. The creation of new pavements should be focused on where people live, work and go to school. Safe routes to and from the school in Newborough village should be provided through the improvement of existing pavements and where necessary the creation of new.
- 8.13. The use of the river as an asset is supported by the plan and the creation of riverside walks should be promoted by new development. If new development is located nearby or next to the river, it should utilize it as an asset and create a feature through the creation of footpaths and leisure routes.

### TA3– PARKING

*The provision of sufficient and suitable car parking is critical for the safe use and functioning of developments. **Development** proposals will be permitted where parking provision accords with the following standards, and any other future standards, whichever is the greater.*

*Where parking is proposed for residential development it should be provided on-plot, or in courts, in where possible, in accordance with the following requirements:*

- *For dwellings of 1 bedroom - a minimum of 1 space is to be provided*
- *For dwellings of 2 or 3 bedrooms - a minimum of 2 spaces is to be provided*
- *For dwellings of 4 bedrooms or more - a minimum of 3 spaces is to be provided*

*Where parking is provided, either in the form of garaging, carports or any other type of enclosed parking it should be of a scale (measuring internally a minimum of 3.5m wide by 6.5m long by 2.5m high) to accommodate a range of modern vehicles.*

*The impact of the private car on the street scene should be minimised wherever possible and any scheme which proposes on street parking, cluttering of the **public realm** and reduces the safety for pedestrians and cyclists, will be resisted by the plan. Parking for non-residential uses should be carefully considered and the community would support development which provides new public parking provision within an accessible and sustainable location within the village of Newborough, thus reducing pressure on street parking within the village, subject to compliance with other development plan policies and the character and appearance of the area.*

#### EXPLANATORY:

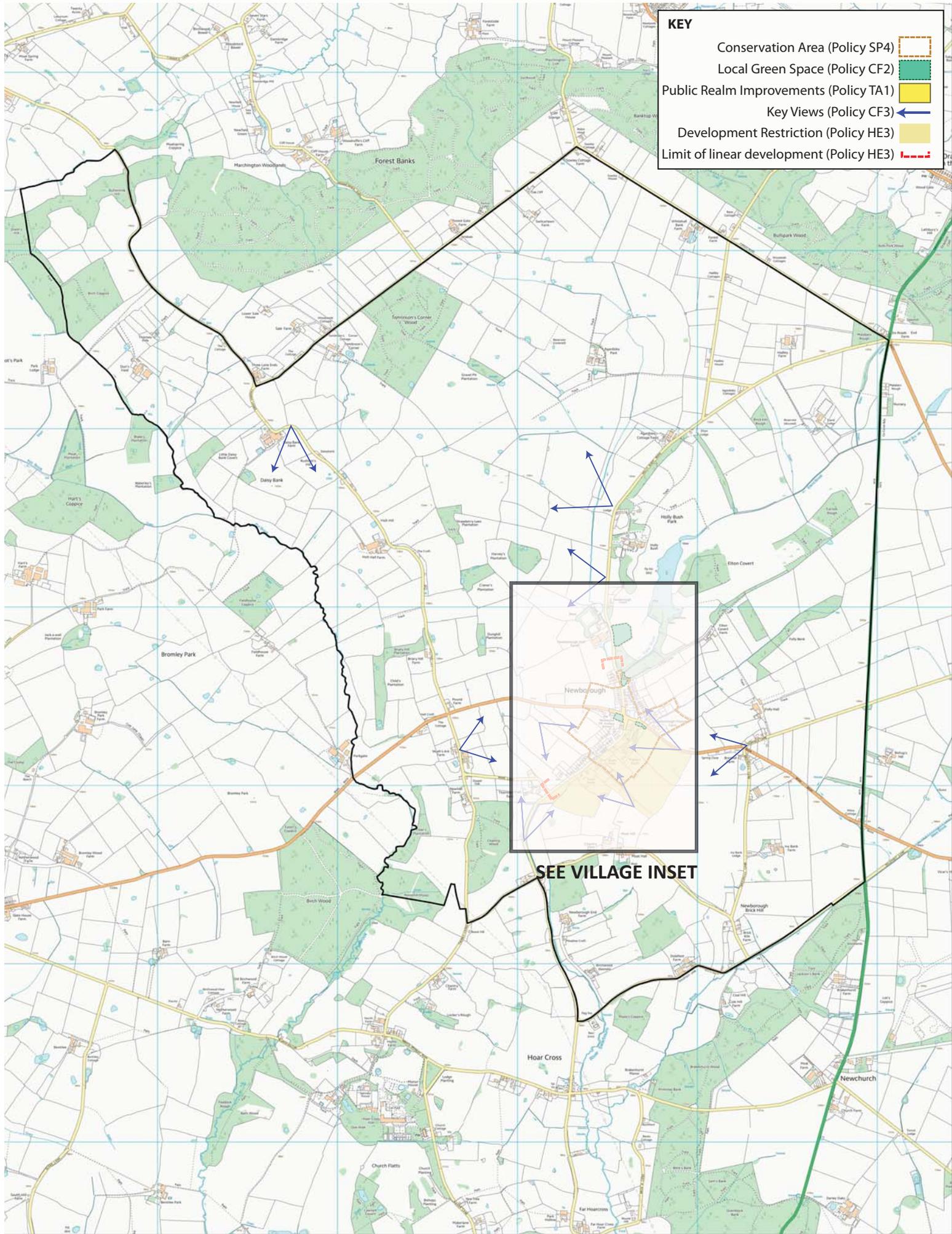
8.14. The NNDP encourages the use of sustainable transport and seeks to reduce reliance on the private car. However, until the Borough has a comprehensive and affordable public transport system, residents of the parish will be dependent on private car usage. It is unreasonable to expect people living and working in Newborough not to use the private car and therefore new development must recognize the need for parking within the parish.

- 8.15. Newborough village is typical of many historic villages within England, with narrow rural lanes (often to a mediaeval alignment) and an historic townscape of small cottages and ‘back of pavement’ development. Some of the existing properties in the village do not have on plot parking and this coupled with the narrow streets mean that on-street parking for residents is at a premium. Parking generated by the local businesses, the school, the church, the coffee shop and the pub means that parking issues are further exacerbated, especially at peak times such as at the start and end of the school day. By setting clear, sensible on-plot targets for the parish it is hoped that further exacerbation of these issues can be mitigated. The targets set by this policy are sensible given the availability of public transport, and, as stated above, the reliance on the private car.
- 8.16. The policy recognises this reality but, through support for well-considered design, aims to reduce the impact of the private car on the street scene and on the amenity of residents. The policy sets minimum parking standards which relate to the scale of proposed development in accordance with paragraph 39 of the **NPPF**. The NPPF states that parking standards should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles. In accordance with this the parking standards have been assessed with the knowledge that due to the rural nature of the parish the reliance on the private car is high and that for this reason also higher parking standards are needed in order to access employment and services in the surrounding area.
- 8.17. Additional parking outside of new development should be provided within the village so not to create pressure on the existing road network and to avoid parking being displaced onto the highway. The plan supports the creation of a new centrally accessible parking area provided within the **village centre** in order to provide residents with additional parking and reduce pressure on the street scene and avoid on street parking. Any new development proposing such a scheme will be looked upon favourably by the plan. In accordance with policy TA2, parking should also be integrated into the public realm wherever possible.



## 9.0. THE NEIGHBOURHOOD PLAN PROPOSALS MAP

# SUBMISSION DRAFT Newborough Neighbourhood Plan Proposals Map



**KEY**

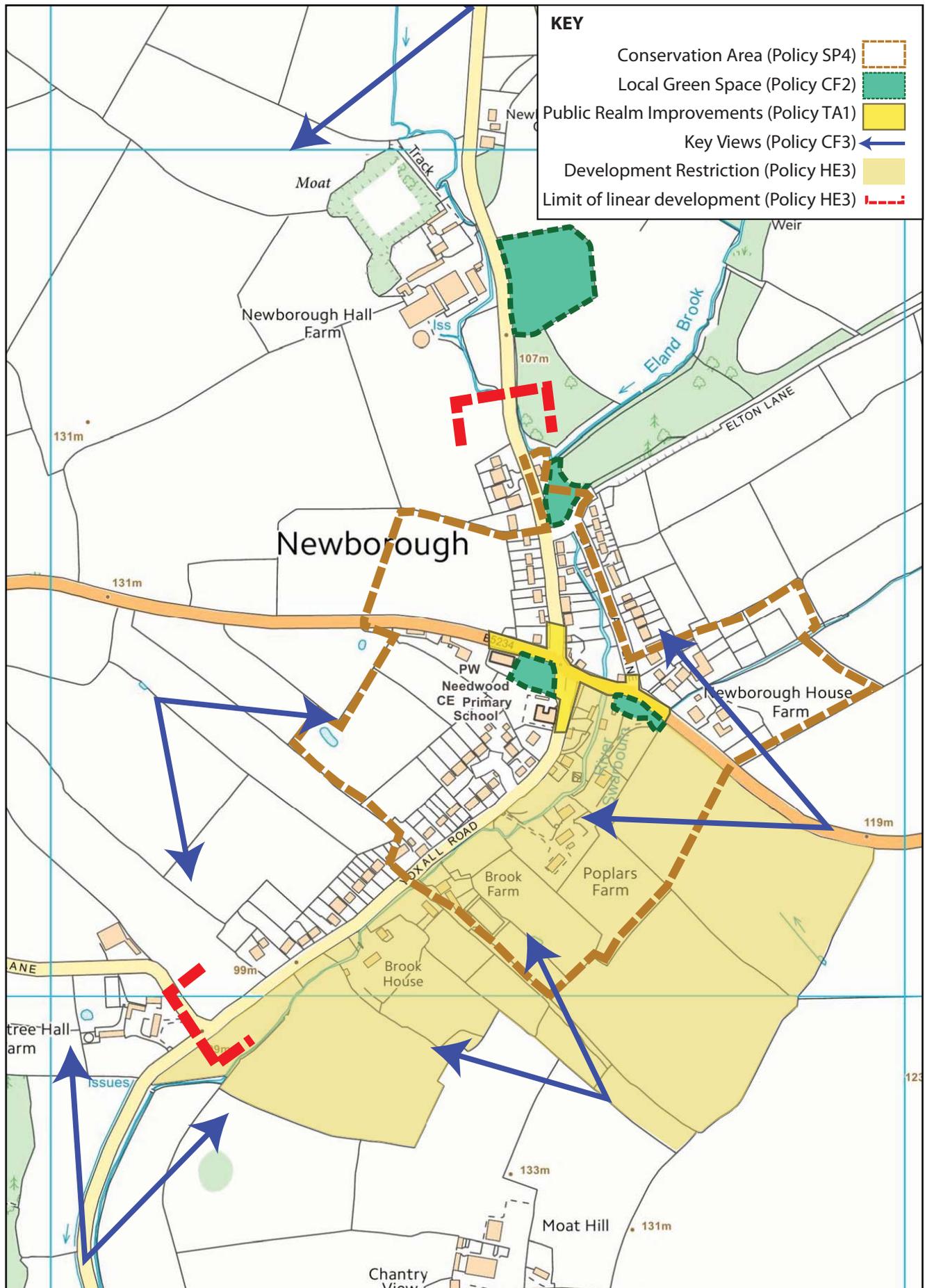
- Conservation Area (Policy SP4)
- Local Green Space (Policy CF2)
- Public Realm Improvements (Policy TA1)
- Key Views (Policy CF3) ←
- Development Restriction (Policy HE3)
- Limit of linear development (Policy HE3)



**SEE VILLAGE INSET**



# SUBMISSION DRAFT Newborough Neighbourhood Plan Proposals Map (Newborough Village Inset)



## APPENDIX 1: GLOSSARY

Term	Definition
<p><b>Affordable Housing</b></p>	<p>Affordable housing is sub-divided into three distinct types of housing:</p> <ul style="list-style-type: none"> <li>• Social Rented</li> <li>• Affordable Rented; and</li> <li>• Intermediate Housing</li> </ul> <p><b>Affordable Housing:</b> Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.</p> <p><b>Affordable Rented Housing:</b> Housing which meets the Housing Corporation’s Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council’s Allocation Scheme at a controlled rent of no more than 80% of the local market rent.</p> <p><b>Intermediate Housing:</b> Discounted Sale housing and Shared Ownership housing.</p> <p><b>Social Rented Housing:</b> Housing which meets the Housing Corporation’s Design and Quality Standards (or replacement standards) and which is let by a Registered Provided of Social Housing to a person allocated that dwelling in accordance with the Council’s Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).</p>
<p><b>Asset of Community Value (ACV)</b></p>	<p>The Localism Act (2011) describes an Asset of Community Value (ACV) as ‘a building or other land in a local authority’s area is land of community value if in the opinion of the authority:</p> <ul style="list-style-type: none"> <li>• An actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and</li> <li>• It is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.</li> </ul> <p>Buildings or other land can also be considered as an asset of community value if:</p> <ul style="list-style-type: none"> <li>• in the recent past they have furthered the social wellbeing or interests of the local community and</li> <li>• The use of the building or land that was not an ancillary use and it is realistic to think that within the next five years it would further the social wellbeing or interests of the local community</li> </ul>

<b>Centre of Village</b>	The core of the village where the majority of services lie must be accessible from new development. Defined, for the purposes of this Neighbourhood Plan, as the central cross road junction of Hollybush Road, Yoxall Road and Duffield Lane.
<b>Community Asset</b>	A place, building or service which is deemed to be of importance for the community and for the use and benefit of the community.
<b>Contextually Responsive Design/Vernacular</b>	Design which takes account of its surrounding setting and existing development including elements such as land uses, built and natural environmental features and social characteristic. Vernacular design considers the way that ordinary buildings were (or are) built in a particular place paying attention to local styles, materials and techniques.
<b>Development</b>	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.
<b>Heritage Assets</b>	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).
<b>Infill Plot</b>	Land within the parish which is bounded by development on two or more sides and that fronts the public highway.
<b>Infrastructure</b>	The term infrastructure refers to the basic physical and organization of structures and facilities needed for the operation of a society or community.
<b>Landscape Character Area</b>	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.
<b>Listed Building</b>	A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.
<b>Localism Act</b>	The Localism Act (2011) was a feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility and devolving power from local government to the community level.
<b>Local Plan (or East Staffordshire Local Plan)</b>	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.

<b>Local Planning Authority (LPA)</b>	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.
<b>Landscape Scheme</b>	The manner in which the landscape associated with development is to be treated.
<b>The National Forest</b>	A national environmental initiative with the objective of creating a Forest across 200 square miles of Central England. <a href="http://www.nationalforest.org">www.nationalforest.org</a>
<b>National Planning Policy Framework (NPPF)</b>	Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.
<b>Neighbourhood Plans</b>	<p>A Neighbourhood Plan is the development plan document that is produced following the undertaking of a neighbourhood planning process. Local communities can choose to set planning policies through a neighbourhood plan that is used in determining planning applications. A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development. A neighbourhood plan must address the development and use of land.</p> <p>Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.</p>
<b>Public Realm</b>	The space between buildings comprising the highways land, footpaths, verges, parks and squares (whether publicly or privately owned). It is often described as the parts of a settlement that are available, without charge, for everyone to see, use and enjoy.
<b>Scheduled Monument (SAM)</b>	<p>A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The designation cannot be applied to an ecclesiastical building in ecclesiastical use or to a building in use as a dwelling. Buildings in use for non-residential purposes may be scheduled.</p> <p>A scheduled monument must be in physical terms a monument and its heritage interest must be nationally important. A monument is:</p> <ul style="list-style-type: none"> <li>• any building, structure or work, whether above or below the surface of the land and any cave or excavation;</li> <li>• any site comprising the remains of any such building, structure or work of any cave or excavation;</li> <li>• any site comprising, or comprising the remains of, any vehicle vessel, aircraft or other movable structure provided the situation of that object or its remains in that particular site is a matter of public interest</li> </ul>

<b>Shared Surface</b>	An urban design approach which removes the barriers between vehicle and pedestrian space by removing edges and restrictive features (such as road markings and pavements).
<b>Streetscene</b>	Elements which comprise the street environment, including roadways, pavements, street furniture etc.
<b>Street Trees</b>	Trees found within the street scene.
<b>Sustainable Development</b>	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.
<b>Sustainable Urban Drainage (SUDs)</b>	A series of processes and design features to drain away surface water in a sustainable manner.
<b>Use Classes Orders/Use Classes</b>	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes, include Shops (A1), General Industry (B2) and Dwelling House (C3).

## APPENDIX 2: POLICY CONTEXT (LIST OF ALL RELEVANT POLICIES)

The following table outline the policy links and general conformity of the Newborough Parish Neighbourhood Development Plan with the East Staffordshire Borough Council Adopted Local Plan (2015). , In addition it also includes reference to other pertinent documents produced by East Staffordshire Borough Council and the National Planning Policy Framework (NPPF), all considered a material consideration in the determination process.

<b>Policies of the Newborough Neighbourhood Development Plan (NNDP) (2014)</b>	<b>Other Relevant Documents</b>	<b>East Staffordshire Local Plan (2015)</b>	<b>National Planning Policy Framework (NPPF) (2011)</b>
<i>Strategic Policies</i>			
<b>SP1 – Sustainable Development</b>	East Staffordshire Design Guide SPD Newborough Parish Plan (2010) Newborough Conservation Area Appraisal	Principle 1, SP1, SP8, SP24, SP27, SP28, DP1, DP2	¶7, ¶11-16, ¶17, Section 10
<b>SP2 – Rivers and Drainage</b>	East Staffordshire Design Guide SPD Newborough Parish Plan (2010) Newborough Conservation Area Appraisal	Principle 1, SP1, SP15, SP27, SP30, DP1, DP10	¶7, ¶11-16, ¶17, Section 10
<b>SP3 – Communications</b>	East Staffordshire Design Guide SPD Newborough Parish Plan (2010)	Principle 1, SP1, SP9, SP14, SP15, SP22, SP24, DP1	¶7, ¶11-16, ¶17, Section 5, ¶162
<b>SP4 – Heritage and Design</b>	East Staffordshire Design Guide SPD Newborough Parish Plan (2010) Newborough Conservation Area Appraisal Guidance on Traditional Farmsteads in East Staffordshire (2010)	Principle 1, SP1, SP16, SP24, SP25, SP30, DP1, DP2, DP5, DP6	¶7, ¶11-16, ¶17, Section 7, Section 12

<i>Housing and Employment Policies</i>			
<b>HE1 – Employment</b>		Principle 1, SP1, SP5, SP14, SP15, SP20  Newborough Parish Plan (2010)	¶17, ¶11-16, ¶17, Section 3
<b>HE2 – Number and type of New Housing</b>	Newborough Parish Plan (2010)	Principle 1, SP1, SP2, SP3, SP4, SP16, DP4.	¶17, ¶11-16, ¶17, Section 6
<b>HE3 – Location of New Dwellings</b>		Principle 1, SP1, SP3, SP4, SP16.	¶17, ¶11-16, ¶17, Section 6
<b>HE4 – Design for New Development</b>	ESBC Design SPD (2008) Guidance on Traditional Farmsteads in East Staffordshire (2010)	Principle 1, SP1, SP24, SP27, DP1, DP2, DP3, DP5.	¶17, ¶11-16, ¶17, Section 6, section 7.
<i>Community Facilities Policies</i>			
<b>CF1 – Community Facilities and Services</b>	East Staffordshire Design Guide SPD Newborough Parish Plan (2010)	Principle 1, SP1, SP3, SP4, SP8, SP14, SP15, SP22, SP24	¶14, ¶11-16, ¶17, Section 3, Section 7
<b>CF2 – Open Spaces and Recreation</b>	Newborough Parish Plan (2010)	Principle 1, SP1, SP8, SP15, SP24, SP33, SP34	¶14, ¶11-16, ¶17, Section 8
<b>CF3 – Landscape and National Forest</b>	Newborough Parish Plan (2010) Newborough Conservation Area Appraisal	Principle 1, SP1, SP8, SP23, SP26, SP29, SP30, DP2, DP5, DP6	¶17, ¶11-16, ¶17, Section 7, Section 11
<b>CF4 – Renewable Energy</b>	Newborough Parish Plan (2010) Newborough Conservation Area Appraisal	Principle 1, SP1, SP23, SP25, SP27, SP28, SP30, DP6	¶17, ¶11-16, ¶17, Section 10, Section 11, Section 12
<i>Transport and Access Policies</i>			
<b>TA1 – Public Realm and Traffic Management</b>	¶15, T5 Newborough Parish Plan (2010) Newborough Conservation Area Appraisal	Principle 1, SP1, SP9, SP15, SP21, SP22, SP24, SP35	¶14, ¶11-16, ¶17, Section 4, Section 7, Section 11, Section 12
<b>TA2 – Footpaths and Leisure Routes</b>	¶15, Newborough Parish Plan (2010)	Principle 1, SP1, SP9, SP14, SP15, SP23, SP24, SP30, SP34, SP35	¶14, ¶11-16, ¶17, Section 4, Section 8



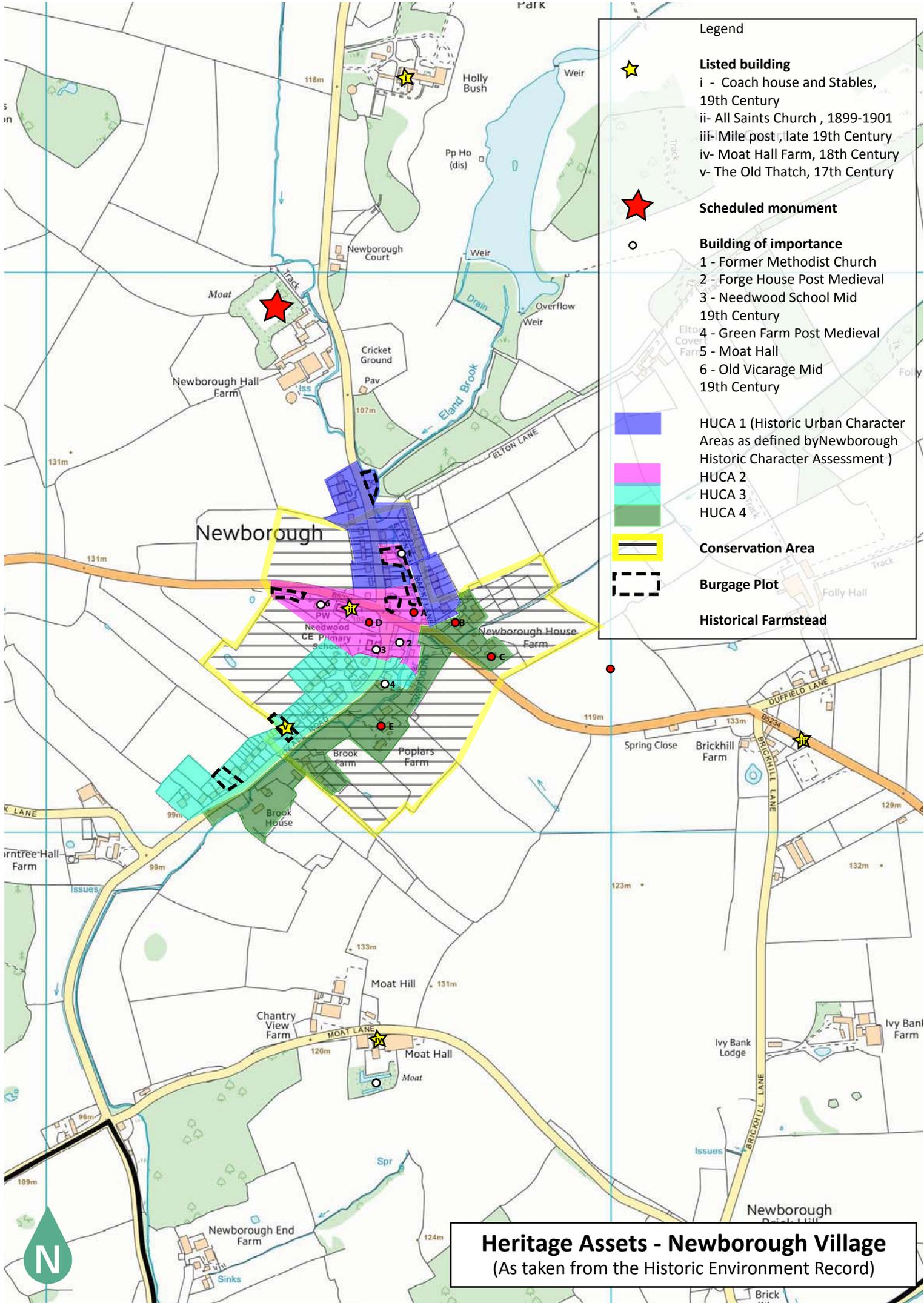
	Newborough Conservation Area Appraisal		
<b>TA3 – Parking</b>	¶15, BE1, T6, T7 Newborough Parish Plan (2010) East Staffordshire Parking Standards SPD	Principle 1, SP1, SP2, SP9, SP15, SP16, SP21, SP24, SP35, DP1, DP3	¶14, ¶11-16, ¶17, Section 3, Section 4, Section 6, Section 7

**APPENDIX 3: SIGNIFICANCE / RATIONALE FOR DESIGNATION OF LOCAL GREEN SPACES (POLICY CF2) AGAINST NPPF PARAGRAPH 77.**

<i>Significance or rationale for designation of Local Green Spaces (Policy CF2) against NPPF paragraph 77*</i>				
<b>Name / Location of LGS</b>	<b>Proximity to community (Criteria 1*)</b>	<b>Local/Community Value (Criteria 2*)</b>	<b>Landscape, Historical, Recreational &amp; Wildlife Value (Criteria 2*)</b>	<b>Size Ha (Criteria 3*)</b>
<b>Cricket pitch and pavilion (Holly Bush Road, Newborough)</b>	North of main village within walking distance (approx. 200m).	The LGS has a significant local/community value particularly in terms of the recreation and leisure opportunities the site provides, including the organised club.	The cricket pitch and pavilion offer recreation value and some wildlife value along the hedgerows.	2.63
<b>Riverbank Park</b>	Located within the north of the village centre.	The Riverbank park has high community value as it's used for fund raising. The LGS is also owned by the Parish Council.	The Riverbank park offers recreational value as it has a children's park. The LGS also offers wildlife value along the river which runs through the site.	0.21
<b>All Saints Church Yard</b>	It is located within the centre of the Parish.	The church yard offers significant value as it's a burial ground.	The church yard and greenspace provides significant historical value and is also located in the conservation area.	0.18
<b>Land around the gazebo/Duffield Green.</b>	Located within the village.	The LGS is public open space which is used for Well Dressing and is the location of the third well in Newborough. Furthermore, the land is a gateway to the village and is owned by the Parish Council.	The LGS provides significant wildlife value, particularly within the streams and hedgerows. The site also offers historical value as it is located within the Conservation Area.	0.06

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## **APPENDIX 4: KEY HERITAGE ASSETS WITHIN NEWBOROUGH PARISH**



**Legend**

- ★ **Listed building**
  - i - Coach house and Stables, 19th Century
  - ii- All Saints Church , 1899-1901
  - iii- Mile post , late 19th Century
  - iv- Moat Hall Farm, 18th Century
  - v- The Old Thatch, 17th Century

- ★ **Scheduled monument**

- o **Building of importance**
  - 1 - Former Methodist Church
  - 2 - Forge House Post Medieval
  - 3 - Needwood School Mid 19th Century
  - 4 - Green Farm Post Medieval
  - 5 - Moat Hall
  - 6 - Old Vicarage Mid 19th Century

- HUCA 1 (Historic Urban Character Areas as defined by Newborough Historic Character Assessment )
- HUCA 2
- HUCA 3
- HUCA 4

- Conservation Area**

- Burgage Plot**

- Historical Farmstead**

**Heritage Assets - Newborough Village**  
(As taken from the Historic Environment Record)