

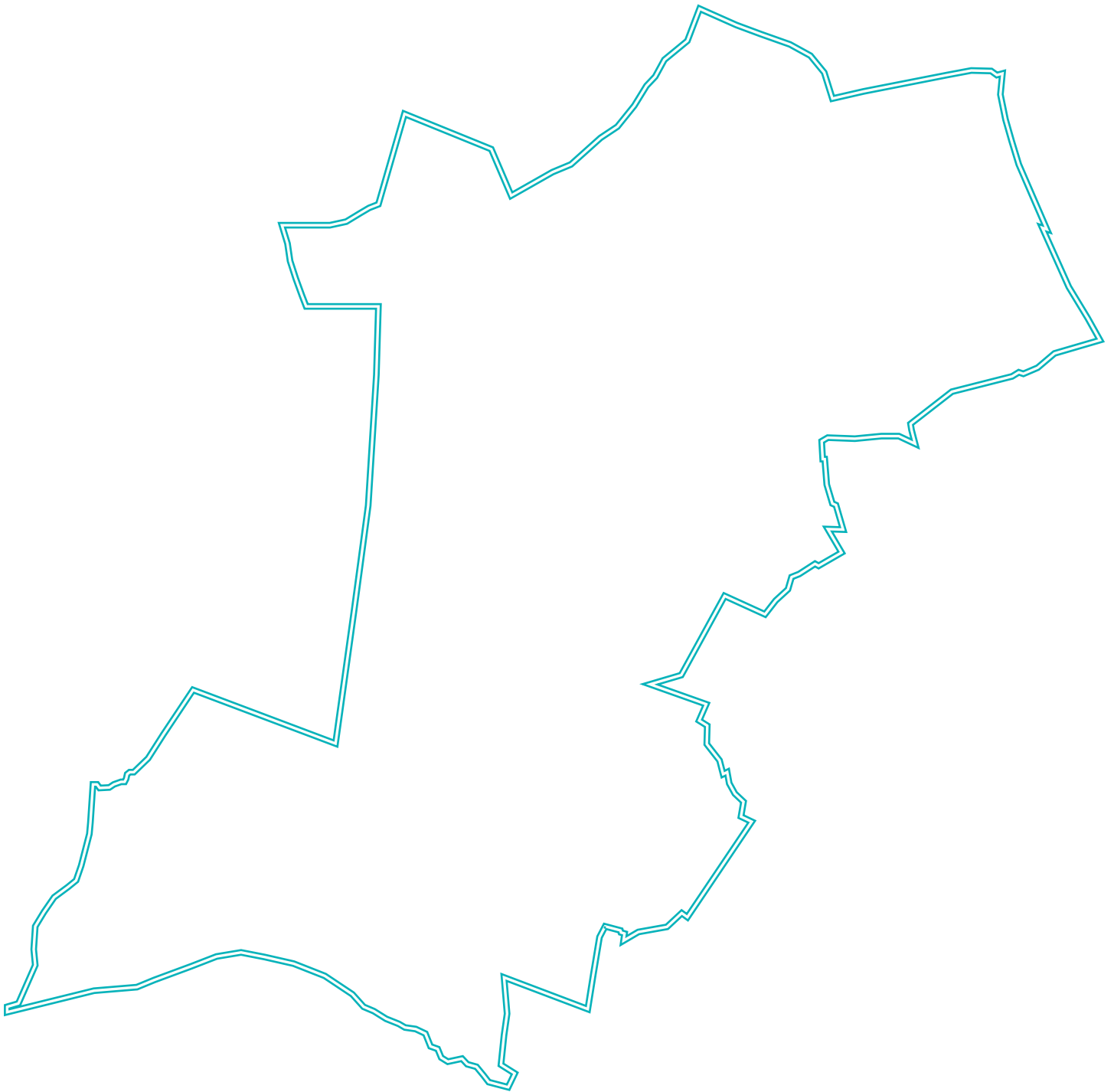
# Outwoods Neighbourhood Plan



**Outwoods**  
Neighbourhood  
Development  
Plan

2014 - 2031

May 2015

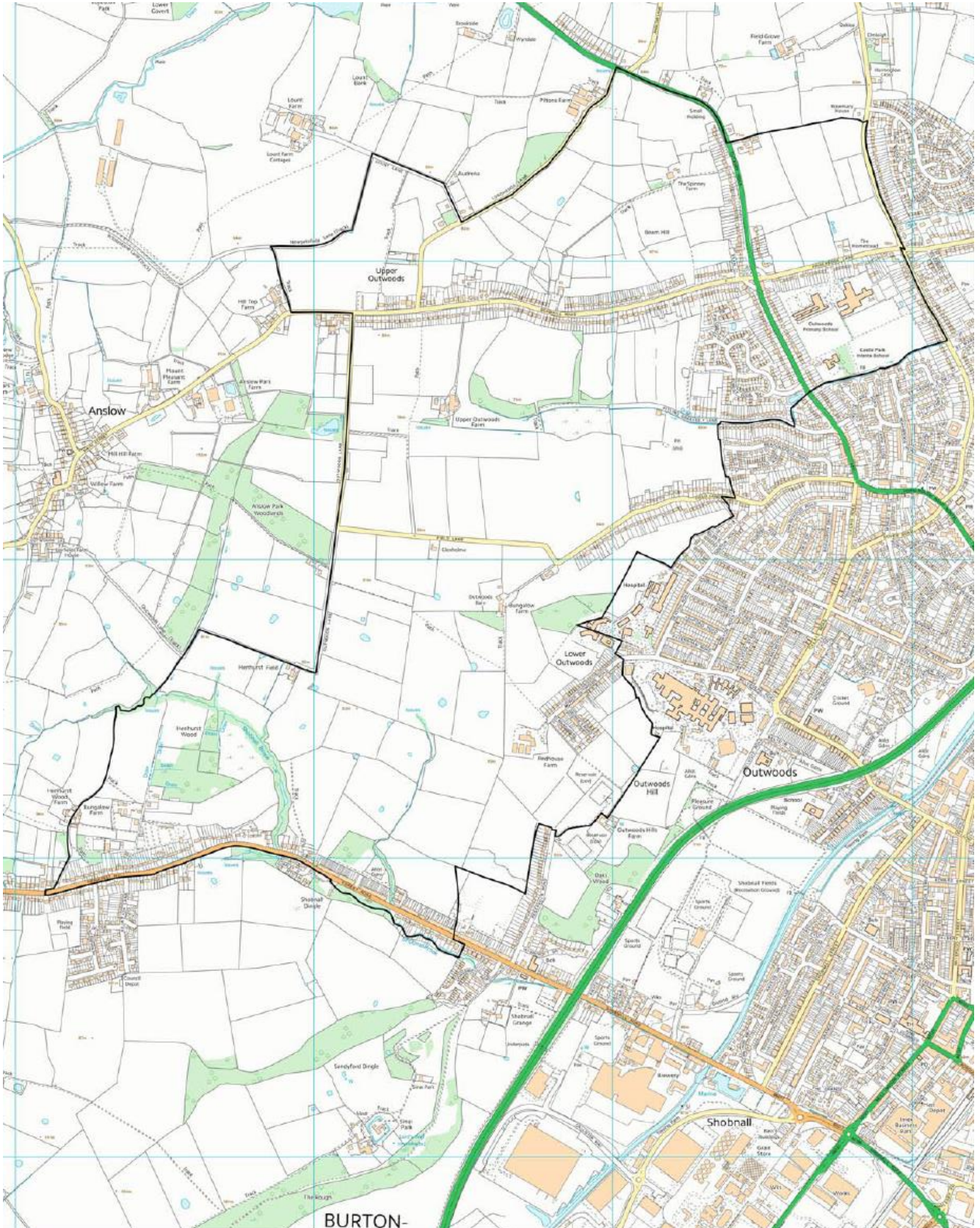


## Acknowledgements:

Many thanks to the Outwoods Neighbourhood Plan Steering Group and Outwoods Parish Clerk, East Staffordshire Borough Council and the Outwoods Community



# Outwoods Neighbourhood Plan Boundary



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## 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** (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. In the case of Outwoods Parish, this is East Staffordshire Borough Council (ESBC) saved 2006 **Local Plan** Policies however, the emerging Local Plan is of great consideration as it will be the Development Plan which the Outwoods Neighbourhood Development Plan (ONDP) runs alongside.
- 1.2. 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. Outwoods Parish Council, as the qualifying body, won its bid to undertake a 'Frontrunner' project in 2012. The designated NDP area is the Outwoods Parish boundary. The Parish Council wanted to ensure that the ONDP 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 ONDP. This Steering Group was made up of local residents and stakeholders including representatives from local businesses, schools and community groups.
- 1.3. NDPs are to be produced for the community by the community. The role of the Steering Group is to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their NDP and devise policies to tackle local issues.

### ***Status of the NDP***

- 1.4. Once 'made' by East Staffordshire Borough Council as local planning authority the Outwoods Neighbourhood Development Plan (ONDP) will become part of the Borough's statutory Development Plan and will be used in the determination of planning applications within the parish.
- 1.5. The ONDP must be in general conformity with the East Staffordshire Borough Council Local Plan. This Neighbourhood Plan will have a period covering 2014 to 2031. Therefore the NDP has been prepared to take this whole seventeen year plan period into consideration and deals with issues over this time period.

**Developing the NDP**

1.6. The ONDP has been prepared for the Outwoods community by the Outwoods community. This document is the product of an intensive programme of consultation and community events held over the course of six months. Each stage of the project has evolved from the needs and wants of the community, Steering Group and Parish Council. Our consultant team have then translated this into a formal Planning Policy document and their interpretation checked and double checked with the community at each stage along the process.

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

Event	Brief Description	Date	Venue
<b>Project Launch : Issues and Options Workshop</b>	To introduce the ONDP project, discuss Issues and Options and to start to formulate the Vision and Objectives.	30/01/14	De Ferrers Academy – Dove Campus
<b>Capacity Building Workshop</b>	To equip attendees with knowledge and understanding of the NDP and how it fits into the planning process.	10/02/14	De Ferrers Academy – Trent Campus
<b>Workshop: Policy Formation</b>	To formulate policies using the Vision and Objectives derived from the launch session	05/03/14	De Ferrers Academy – Dove Campus
<b>Workshop: Dealing with large local applications Part 1</b>	Focused session aiming to discuss the major developments that have been proposed within the parish.	12/03/14	De Ferrers Academy – Dove Campus
<b>Workshop: Dealing with large local applications Part 2</b>	A further session focusing on discussing additional developments that are proposed within the parish.	19/03/14	De Ferrers Academy – Dove Campus
<b>Outwoods 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 NDP to deal with.	15/05/14	Outwoods Primary School
<b>De Ferrers Academy Workshop</b>	A targeted session to engage the students in the development of the plan in an interactive way by seeking their views on the key issues within the area.	02/06/14	De Ferrers Academy – Dove Campus

<b>Draft NDP launch</b>	To launch the first draft of the NDP for public consultation.	21/06/14	De Ferrers Academy – Trent Campus
<b>Six week’s consultation</b>	Six weeks of public consultation on the draft NDP document.	21/06/14 – 02/08/14	

1.8. Throughout the development of the ONDP a continuous Sustainability Appraisal has been undertaken. This is a crucial ‘check’ to ensure that all work within the project is compliant with National and Local Policy as well as ensuring that the vision, objectives and policies do not conflict with one another.

**Monitoring and Review**

1.9. As with other parts of the Development Plan, the Neighbourhood Plan is required to have guidance pertaining to its monitoring and review. Given that the document sits within the framework set by National Policy and the Borough wide strategic policies and allocations the monitoring and review process should simply ensure that the plan takes account of evidence documentation and reports being undertaken or updated. One such key document which may result in the need for a review is the East Staffordshire Design Guide (2008).

1.10. As the plan will form part of the Development Plan for East Staffordshire, it will be subject to review as part of the Annual Monitoring report (AMR) on a yearly basis. The Annual Monitoring Report already includes many of the monitoring and review mechanisms that will affect these policies given that they nest within the wider Strategic Policies at Borough level. As a result it is considered that the current monitoring arrangements for the policies will be sufficient in most cases.

1.11. The Neighbourhood Plan has been prepared to guide development up to 2031. This is in line with the emerging Local Plan for East Staffordshire Borough Council which provides the strategic context for the plan. It is unlikely that the plan will remain current and relevant for the whole Plan period and may, in whole or in part, require some amendments before 2031.

1.12. In all cases, the Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Plan in 5 – 6 years (around 2020) and then a full review should begin no later than 2025.

## 2.0. Background to the Parish

- 2.1. The Parish of Outwoods is situated within the Borough of East Staffordshire. Outwoods forms part of the settlement edge of the town of Burton on Trent and the parish is located approximately 1 mile from the town centre of Burton on Trent. The major conurbation of Birmingham lies roughly 30 miles away, a 45 minute drive by car.
- 2.2. The parish is semi-rural/suburban and is split between the areas of Upper Outwoods, to the north of the parish and Lower Outwoods to the south of the parish. The existing built form within the parish is mainly located along the main roads that run through the area. The 2011 Census recorded 960 dwellings and 2,286 parish residents (National Statistics, 2014).

### *Socio-Economic Profile*

- 2.3. Compared with borough and national figures, Outwoods Parish has a higher percentage of the population aged between 45 and 59, representing almost a quarter of the entire parish's population. There is also an above average percentage of those aged over 75 within the parish. This has implications for the future demographics of the parish as with an already high retirement population, this is likely to increase as those aged between 45 and 59 reach retirement age within the ONDP Plan Period. The majority of residents are of white British ethnicity (93%) with a small percentage (5%) being of "other ethnic group" ethnicity.
- 2.4. The parish is characterised by a high percentage of full-time, part-time and self-employed persons and also low levels of unemployment suggesting a high level of economic activity exists within the parish. The majority of residents travel to work by car or van whilst there are low levels of people using more sustainable modes of transport within the parish.
- 2.5. Housing provision within the parish mainly consists of large family sized dwellings. 90% of dwellings in the parish of Outwoods have 5 or more rooms, a significantly higher figure than the borough and national averages, whilst the percentage of dwellings with fewer rooms is below borough and national averages (this figure refers to rooms that are habitable rooms and does not include bathrooms, halls or kitchens). The percentage of council and social rented households is significantly below borough and national averages.



## ***Landscape***

- 2.6. The parish landscape is characterised by a mainly rural setting and the **urban fringe** of Burton on Trent located close by. The landscape is characterised by a rolling land form used for mixed farming in a semi-regular pattern of hedged fields, with the occasional scattered woodland and remnant heath. There are also a small number of remnant Orchards within the area which were once prevalent within the landscape but are now fewer in number but still afforded value by Natural England. Hedgerows and hedgerow trees are used to emphasise the open nature of the landscape and to create boundaries between the fields.
- 2.7. The parish is identified in the local Ecosystem Action Plan (EAP), part of the Staffordshire Biodiversity Action Plan (SBAP), to be within an area designated as River Gravels, an area characterised by extensive areas of cultivation with low, sparse hedgerows and a few hedgerow trees. This designation focuses conservation efforts on areas which will ‘result in the greatest benefit for ecological networks, habitats and species’. The SBAP seeks a ‘sustainable living and working environment that benefits both people and nature’. This landscape and ecosystems approach offers a holistic overview of how improvements can be achieved through work at a local level to tackle landscapes at risk.
- 2.8. The identified **Landscape Character Area** of the parish is Settled Plateau Farmland Slopes and the parish is also located adjacent to an area of Settled Plateau Farmlands. This character area defines the parish as an area of rolling land form with intensive arable and pastoral farmland. The landform within the parish creates long views across the surrounding landscape. The landscape has been identified as a ‘landscape at risk’ of sudden loss of quality, meaning that the landscape is very sensitive to the impacts of **development** and land use change.
- 2.9. The landscape is typically sparsely populated with single farmsteads. Linear/ribbon residential development exists along roads such as Beamhill Road and Forest Road (B5017) that cross through the parish from the urban fringe of Burton on Trent. The built form of the area is made up of typical red brick farmhouses and scattered cottages. There are multiple roads that run through the parish which in the main cross from east to west through the area. There are also a number of public footpaths that cross through the parish and across the rural farmland fields, these are highly valued by the community.

## ***History and Conservation***

- 2.10. The parish contains few historically important features other than two milepost structures which are statutorily Grade II listed. None of the buildings within the parish are listed nor are there any designated conservation areas, ancient monuments or sites of archaeological importance. However, there are

numerous buildings within the parish that are of high quality and of local importance to the community which help form the local built character.

- 2.11. Historically the development within the parish was mainly characterised by scattered farmsteads, with the first residential terraces along Shobnall Road being developed in the late 19<sup>th</sup> century. The area is now characterised by these residential developments dating from the late 19<sup>th</sup> century and the early 20<sup>th</sup> century. These households range from two storey red brick terraces, characterised by strong buildings lines and small front gardens, to later detached and semi-detached properties which form ribbon development along the main roads leading into Burton on Trent. There are a few newer developments constructed later in the 20<sup>th</sup> century which have limited character.
- 2.12. There are three key habitats that have been identified within the County Council Biodiversity Action Plan (BAP). These include Deciduous Woodland at Henhurst Wood, the Ancient Woodlands which form part of the southern boundary to the parish and finally the Traditional Orchards. The BAP seeks to protect and enhance the existing ancient and broadleaf woodlands within the parish. The parish also lies almost entirely within the **National Forest** which seeks to create new forest habitat alongside the management of existing habitats.

### ***Employment and Services***

- 2.13. The parish offers a range of services including primary schools, Outwoods and St Modwen's Catholic school, and the secondary school De Ferrers Academy, although the Trent campus of De Ferrers is located outside of the parish. There are few shops or businesses operating within the parish with the majority of businesses being home businesses run by the self-employed. There is a wide range of independent businesses operating within the parish ranging from property companies to decorating firms, however these are of small scale and offer limited employment opportunities.
- 2.14. There are no places of worship located directly within the parish however these can be found in the surrounding Burton on Trent area. The parish is also served by a small number of shops and a public house. The majority of residents within the parish travel to the surrounding Burton on Trent area in order to access key shops and services such as the hospital (which lies partially within the ONDP boundary to the south east) and the shopping centres in the town centre.
- 2.15. There are a few public transport connections within the parish with bus services serving Beamhill Road in the north of the parish, connecting the parish to Burton on Trent. Other than this there is limited public transport access across the parish resulting in residents relying heavily on cars as their main

means of transport. The parish is located approximately 1 mile from the Burton on Trent railway station which connects the town to the surrounding area and the cities of Derby, Birmingham and further afield.

### ***Key Developments***

2.16. This plan is written in the context of a number of large **developments** which are coming forward within the parish (allocated and / or with outline planning permission). The map below shows the location and size of these developments which are expected to be delivered within the ONDP plan period. As a result many of the policies set out in the ONDP, seek to influence the detail of reserved matters applications coming forward as part of any of these schemes.

# Outwoods Parish

## Developments coming forward in Outwoods Parish

Land north of Harehedge Lane/Tutbury Road  
site proposed for  
500 houses

Upper Outwoods Farm  
P\_2013\_0429  
Approved  
Outline  
950 houses

Outwoods Parish Boundary

Redhouse Farm Phase 1  
P\_2012\_01215  
Approved  
Outline  
250 houses

Redhouse Farm Phase 2  
site proposed for  
150 houses

Land south of Forest Road  
P\_2013\_0049  
Approved  
Outline  
300 houses

Lawn's Farm/Branston Locks  
P\_2012\_01467  
Approved  
Outline  
2500 houses

### Key

- Approved Scheme
- Proposed Scheme
- Neighbourhood Plan Boundary

## Vision and Objectives

2.1. The Outwoods community have developed a vision to guide the overall strategy of this Plan. All planning applications should demonstrate how they have addressed the Vision as well as the objectives and policies which have developed from it.

2.2. The vision states:

***“The parish of Outwoods should aim to be an accessible, inclusive and sustainable community. Public open space and all community services and facilities are to be supported, enhanced and created where needed. New development should be designed to enhance and preserve the character of Outwoods as a place in itself providing benefit not only to new residents but also to the existing community.”***

2.3. Visions serve a crucial role in clarifying objectives and focusing projects. Following the first community workshop with Outwoods residents and analysis of the consultation feedback, this vision has been developed using resident’s hopes and aspirations for the future of their local area.

2.4. 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 ONDP has arrived at six objectives through consultation and engagement. Each ONDP policy must contribute to at least one of these key objectives.

### **Objective 1: Transport and Access**

The **Neighbourhood Plan** should aim to improve existing highways and infrastructure including the introduction of well thought through and sensitive highways design to reduce traffic speeds in the parish. Adequate parking provision and **public realm** improvements are a priority to be addressed through proposed new **development** in the parish. Access between the north and south of the parish to be improved through new cycle and pedestrian routes.

### **Objective 2: Community Services**

The provision of health and all age educational services is to be encouraged and supported due to a current lack of provision. The plan should aim to attract and retain new services into the area to ensure increased accessibility for parish residents and a reduced reliance on unsustainable modes of transport over the plan period.

### **Objective 3: Community Assets**

The plan should preserve existing community assets whilst supporting the creation of new accessible facilities such as community centres, parks and other open spaces. This will help to strengthen and support community cohesion with the aim of encouraging the creation of an identity for the parish of Outwoods.

### **Objective 4: High Quality Residential Development**

New development within the area should be **contextually responsive** and encourage a strong sustainable community. High quality design which responds to its landscape setting and topography is paramount in ensuring new dwellings contribute and enhance the character and identity of the parish.

### **Objective 5: Public Open Space**

The retention of existing green space and woodland is important and efforts should be made to protect and enhance these assets. The creation of new recreation land and play areas should be supported. In addition the plan seeks planting of more trees to create a more attractive public realm.

### **Objective 6: Sustainable Economic Development**

New development should protect and encourage economic activity to meet local needs. Meanwhile reducing the need to travel by encouraging people to live and work within the parish through the development of outward looking well designed mixed use schemes which promote shops and employment.

### 3.0. ONDP Policy Overview

3.1. The following table demonstrates how all of the policies set out in the ONDP 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 targeted and specialist elements of the objectives.

	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6
<b>Transport &amp; Access</b>						
TA1 – Public Realm	√	√	√	√	√	
TA2 – Roads and Streets	√			√		
TA3 - Parking	√			√		
TA4 – Footpaths & Cycle Routes	√	√	√			
TA5 – Public Transport	√	√	√			√
<b>Community Facilities</b>						
CF1 – Schools and Education		√				√
CF2 – Health-Hubs		√				
CF3 – Community Facilities			√		√	
CF4 – Local Shops		√				√
CF5 – Places to Meet	√	√	√	√	√	
<b>Residential Development</b>						
RD1 – Design	√			√	√	
RD2 – Public and Private Space				√	√	
RD3 – Type and Tenure				√		
RD4 – Working from Home				√		√
<b>Landscape and Recreation</b>						
LR1 – Sports Pitches		√	√		√	
LR2 – Play for All		√	√			
LR3 – Green Space Strategy			√		√	
LR4 – Landscape and Drainage					√	
LR5 – Protected Open Spaces and Views					√	

## ONDP Policies



## 4.0. Transport and Access Policies

- 4.1. With 1700 houses proposed for the parish through either **proposed allocations** or **committed sites**, the community is concerned about the impact that this will have on the local traffic and transportation infrastructure. The policies in this section are designed to ensure that new and existing residents in the parish are not reliant on the private car and have realistic sustainable transport options.
- 4.2. Policy TA1 and TA2 focus on the **public realm** and are designed to ensure that the streets and spaces within the parish are designed to a high quality, seek to slow traffic speeds and integrate effectively with new development and the landscape setting. The plan focuses heavily on improving walking and cycling links within the parish. To support this goal policy TA4 sets out the focus for improvement of existing and the creation of new pedestrian and cycle connections to sports, leisure and public transport hubs.
- 4.3. There is a strong focus on providing attractive and sufficient residential car parking for new development. Policy TA3 resists the conversion of garages and the loss of other parking provision within new and existing developments to ensure that sufficient car parking is available for the life of the development.
- 4.4. Finally, policy TA5 seeks to ensure that all new development is easily accessible by public transport. Given that the parish is some distance from the train station, it focuses mainly on ensuring that new development is served adequately by bus routes within walking distance of all homes (400m walk) and that where this isn't the case, development is either resisted or new provision and infrastructure delivered.

## TA1 – Public Realm

All new **development** (excluding householder applications) will be expected to deliver the very highest quality in **public realm** design. The Design and Access Statement submitted with the planning application should demonstrate how the design solution(s):

- Ensures legibility and improves safety of the environment for pedestrians and cyclists, offering off road routes where land is available;
- Hard and soft spaces that are suitable for community and other uses;
- Introduces high quality and robust materials;
- Includes appropriate planting and **street trees** to aid in greening the neighbourhood;
- Retains existing mature trees and hedgerows;
- Offers a clear definition of edges and changes between public and private space; and;
- Identifies development through landscape and public realm treatments (gateways).

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

### Explanatory:

- 4.5. The need for new development (or enhancement to existing areas) to achieve the highest reasonable excellence in public realm (streets, squares, gateways, footpaths and cycle routes) provision, both in terms of quality of space and safety of users, is addressed by this policy.
- 4.6. The Parish Council will continue to work with its partners and other adjacent parishes to ensure that the existing main roads of Forest Road (B5017), Tutbury Road (A511), Harehedge Lane and Beamhill are improved. Measures to achieve this will include the delivery of high quality public realm strategies, including improvements to pedestrian and cycle safety, through the use of **shared surfaces** where appropriate. Appropriate contributions from new development which have a negative impact on these routes will be sought to support the works.
- 4.7. The design approach detailed is supported by the ethos of 'Manual for Streets 2' and other design documents. It provides guidance on the standards to follow in the design and delivery of defined public realm spaces to ensure an appropriate interface between pedestrians and vehicles is achieved.
- 4.8. Specifically, the community of Outwoods recognise there exists issues relating to the safety of pedestrians and cyclists utilising parish highways. The impending high level of development proposed within the borough has the potential to exacerbate this situation still further as vehicle numbers

increase. The Parish Council is committed to working closely with other adjacent parishes to ensure that the key routes within the area are improved in a joined up fashion.

- 4.9. The use of poor quality materials during construction often leads to the premature degradation of the public realm and its poor functioning. This can impact in a negative way, in terms of issues of safety and **amenity** of users. The ONDP will seek at every opportunity to ensure the highest quality and most robust materials are used during construction to ensure longevity and quality of place.

## TA2 – Roads and Streets

Proposals for new **development** will normally be supported where they address the following highway considerations and would, in all other respects, comply with any design guidance produced at the borough wide level, and other relevant **Local Plan** policy:

- Development design and layouts should promote a **street hierarchy** which is sensitive to users' needs and which prioritises the safety of pedestrians.
- Development must demonstrate a high degree of permeability and maximise pedestrian access throughout, whilst avoiding the creation of 'rat runs'.
- Where traffic calming measures are necessary to reduce vehicle speed, they should be integral to highway design and include the use of road width restrictions and highway demarcations. The use of 'road humps', road tables and comparable measures will not be supported.
- All highways should be designed to accommodate traffic which may be reasonably expected to utilise the proposed development. Vehicles should be able to manoeuvre safely within the development and to enter and exit streets in forward gear. In terms of residential development, highways must be able to accommodate a variety of vehicle types, including, but not restricted to, grocery delivery vehicles, street cleaning vehicles and waste disposable vehicles.
- To contribute to the management of highways water run-off, **SUDs** should be integrated into the design of highways, where appropriate. The use of features including swales and permeable paving will be supported.

Subject to other policies in the ONDP, new development which contributes towards improved routes (particularly pedestrian and cycle routes) linking the north and south of the parish will be supported.

### Explanatory:

- 4.10. This policy builds on the **public realm** strategy outlined in Policy TA1. It set out a series of criteria which will contribute to the delivery of the design aspirations of the policy, specifically relating to roads and streets. Prioritising the way in which new development is required to control vehicle access and movement in order to place pedestrian safety foremost in the design process.
- 4.11. The policy looks to the future and recognises the changing ways in which people live. The increasing use of the internet and of goods being delivered to homes creates real issues where poorly designed highway leads to problems for delivery companies gaining access to properties and parking. The requirement of

new developments to consider these issues and to make suitable arrangements to mitigate against these problems is a primary requirement.

- 4.12. Articulating the design aspirations of the community, this policy requires the highway authority and developers to be more creative in the way in which traffic calming measures are delivered. Commonly recognised as being unsightly, with the potential to be detrimental to highway safety or to hamper the emergency services, the use of 'speed humps' to control traffic will not be acceptable.
- 4.13. The ONDP supports sustainable objectives found elsewhere within this document. It supports new development which integrates **SUDs** measures and processes which will slow the release into sewers of highways water run-off and thereby reduce opportunities for pluvial flooding.

### TA3 – Parking

Adequate and suitable off-street parking should be provided on all new developments in order to minimise obstruction of the highway in the interests of the safety of all road users, including cyclists and pedestrians. Parking areas should be designed to minimise the visual impact of the private car park on the street scene and on the amenity of residents. Development proposals will be expected to accord with the following principles:-

- Where parking is proposed for residential development it should be provided on-plot or in courts. The extent of any hardstanding set aside for parking on-plot should be minimised by the use of alternative surfaces such as grasscrete;
- Where parking is provided in the form of garaging, carports or any other type of enclosed area it should be capable of accommodating a range of modern vehicles;
- Visitor parking may be provided on-street reasonably related to the associated residential development;
- New residential development should ensure that it does not negatively impact on parking provision for existing residents;
- All new parking provision is to include an appropriate amount of disabled and bicycle parking located in close proximity to the buildings that these users will access.

#### Explanatory:

4.14. This policy reiterates paragraph 29 of the 'Framework' which seeks a transport system 'balanced in favour of sustainable transport', however, meanwhile recognising that different communities have different characters and different solutions will be acceptable and will vary from urban to rural areas. The ONDP 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 Outwoods not to use the car.

4.15. 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.

4.16. An appropriate level of parking in new developments is considered to be:

- For dwellings of 3 bedrooms or fewer – a minimum of 2 spaces
- For dwellings of 4 bedrooms or more – a minimum of 3 spaces

4.17. The issue of new developments having insufficient new parking provision causing problems on surrounding streets was highlighted by the community through consultation. A different level of parking provision causing problems on surrounding streets was highlighted by the community through consultation. A different level of parking provision may be acceptable depending on the individual circumstances in each development.

#### TA4 – Footpath and Cycle Routes

The ONDP supports measures which will enhance existing walking and cycle routes and bridleways and/or will deliver new provision. Specifically, new provision will be encouraged which provides access between the north and south of the parish and serves new and existing facilities, including, Burton Town Centre and train station and Shobnall Leisure Complex. New routes must connect with existing networks within the parish/borough.

Enhancement to the existing network, and provision of new routes, must demonstrate the following:

- Well designed, safe, secure and suitably surfaced routes
- Remain as car free routes (excepting emergency access)
- Satisfactory access for disabled people
- Appropriately lit routes
- Suitable street furniture, including benches and litter bins, where appropriate.

#### Explanatory:

4.18. The ONDP encourages development which addresses the impact of climate change by reducing the reliance on the private car, through enhancement of existing and new foot path and cycle routes and provides guidance for implementation. These routes need to focus on where people live, work and go to school. As such key destinations are identified by the community.

4.19. This policy has a social dimension too. Outwoods is a semi-rural parish, links between the north and south are poor. Opportunities for residents to socialise are limited. This policy seeks to create a wide network of routes to link parish fringes, and key centres and facilities, to improve connectivity and provide opportunities for residents to interact and create social capital.

4.20. It is crucial that any future development links to existing provision in a comprehensive and integrated manner to avoid creating remote communities. This should not be considered in isolation by the authority and/or developer(s), but in cooperation with the community, through public consultation, to prioritise delivery. Staffordshire County Council's 'Right of Way Improvement Plan' offers guidance which applicants should demonstrate they have applied positively to the design of their schemes. The guidance offers 5 key themes;

“1) A better signed, maintained and accessible path network

2) A more connected and safer network

3) Encouraging greater community involvement



4) Protecting the path network

5) Encouraging greater use of the network.”

4.21. **Development** proposals for enhancement to, or provision of, networks should be via negotiation with developers and key stakeholders, including, but not limited to Outwoods Parish Council, East Staffordshire Borough Council, Staffordshire County Council and Sustrans, where appropriate and practicable.

## TA5 – Public Transport

To promote **sustainable development**, all residential schemes on proposed allocations and committed sites, the provision of accommodation for the elderly, and all other types of non-residential **development**, must be located within reasonable walking distance of a bus stop and serviceable route and/or any other public transport provision.

Where development cannot be located accordingly, developers will be required to subsidise the delivery of a new or extended transport link(s), and necessary infrastructure, to the proposed development, unless it can be demonstrated that doing so would mean that the application was unviable. Reasonable provision will be secured through planning obligations (or any future planning obligation funding framework).

Where a new public transport service is to be delivered in association with new non-residential development, evidence must support applications demonstrating the manner in which it will be funded for a period of 3 years from the date of occupation of the first property or the date of occupancy of the development in order to encourage modal shift.

### Explanatory:

- 4.22. The ONDP has adopted a progressive approach to delivering sustainable communities. It seeks to achieve this by requiring development to be related well to sustainable transport services and neighbouring parishes. In combination with TA4, it advocates the use of sustainable transport in line with emerging policy of East Staffordshire Borough Council and the **National Planning Policy Framework** and provides criteria against which all new development will be assessed.
- 4.23. Development which is not located near to sustainable transport links will not be supported. Opportunity is provided within the policy for development to be considered acceptable in policy terms if it is not suitably located. The 300m distance requirement is in line with the emerging East Staffordshire Local Plan Strategic Policy 7.
- 4.24. In exceptional circumstances, where it can be established development cannot feasibly be located in accordance with policy requirements, or development viability would be significantly impacted through subsidy of new public transport provision, and by demonstrating how development accords with wider sustainable objectives, appropriate contributions towards public transport provision within the parish may be sought from developers and secured by the negotiation of planning obligations (or any future planning obligation funding framework). Such obligations will be agreed via negotiation with Outwoods Parish Council, East Staffordshire Borough Council, Staffordshire County Council and service providers.

## 5.0. Community Facilities

- 5.1. Education has been a key issue of importance for the community as part of this plan. The significant growth of the area will put increased pressures on local schools, both in and outside of the parish, which are already experiencing capacity issues. Through policy CF1, the community would like to support planning applications which ensure that new school places, at both primary and secondary school level, are provided to help meet both existing and growing needs on the **proposed allocations** and on existing school sites.
- 5.2. There is a distinct lack of healthcare and retail provision within the parish. This is addressed through policies CF2 and CF4 which require applications within the large proposed allocations to help meet these deficiencies and accommodate the needs of the new residential **developments** that they deliver, through the creation of new 'health hubs' and local retail provision.
- 5.3. Policies CF3 and CF5 reflect the community's desire to encourage better integration of parish residents, not only in its current form, but as it grows to include the new residents of new development proposed. Both policies seek to provide community facilities or spaces that can be used by new and existing residents for sports, recreation, congregation and interaction. It is considered important that these spaces and places are at the heart of the parish for the benefit of all.

## CF1 – Schools and Education

The creation of new primary or secondary schools on **proposed allocations** or those with outline planning permission within Outwoods, or the extension of existing primary or secondary schools, to meet an identified and demonstrable current or future need of the borough, will be supported.

To foster links between schools and business and encourage training opportunities within the parish, the delivery of new educational provision will be encouraged where it forms part of a master plan to deliver **development** to create hubs including business, commercial and retail uses.

All development of this type must accord with the following criteria:

1. Facilities are to be of the highest quality and will be expected to meet the design objectives set out in policy TA1 and the East Staffordshire Design Guide (2008), or subsequent replacement policies and/or documents
2. Improvements of existing or provision of new well designed, secure cycle ways and walking routes linking school development to local facilities and residential areas will be expected in accordance with TA4.
3. Development must integrate with existing sustainable transport links or subsidise new links, in compliance with TA5.
4. Parking provision to meet the identified needs of the school and accommodate sufficient space for other ancillary uses.
5. Provide suitable travel plans and demonstrate proposals have been designed to minimize the impact on existing highway capacity.

### Explanatory:

- 5.4. ESBC and Staffordshire County Council have both identified that there will be not be sufficient primary and secondary school places within Burton on Trent to meet population growth over the plan period. With the pressures resulting from the 1700 new houses within the parish and other new nearby proposed developments (Forest Road and Lawns Farm) there will be even greater pressures on an already overloaded system.
1. The ONDP supports the provision of new schools and extensions to schools as part of this policy to help address this need but only as part of the existing or proposed allocations subject to meeting a series of criteria regarding transport, access, parking and design. Development outside these proposed

allocations will be strongly resisted by the Parish Council as it is considered inappropriate to utilise more of the **urban fringe** green setting to build schools which will generate traffic and put further pressure on the existing infrastructure. The community support a focus on areas that are already acknowledged and accepted for change – particularly given the lack of allocation for a new school site within the emerging ESBC **Local Plan**. The ONDP also seeks applicants to demonstrate how key stakeholders have been involved through a collaborative approach.

- 5.5. The policy also seeks to use education as a new focus for development linking schools with limited business, commercial and retail components to create innovation ‘hubs’ – centres of skills and training. In this way it is hoped that shared facilities could be designed to maximise the use of any new schools (which often come with sports provision, large halls) and infrastructure that can be efficiently shared.
- 5.6. School parking is of concern to the residents of Outwoods, therefore this policy requires applicants to demonstrate how they are meeting the identified needs of the facility and any ancillary/community uses which may also occupy the site. This is particularly important where school parking will be required at the same time as other ancillary uses. Car parking should accommodate the total need.

## CF2 – Health-Hubs

Proposed **development** at Harehedge Lane and Upper Outwoods Farm, will be expected to deliver appropriate health care infrastructure to meet identified need.

Ideally, facilities should be located where they can be accessed readily by new and existing residents.

Where sheltered and/or extra care facilities are considered as part of any development proposal, these should be located within 400m of existing or proposed health care facilities unless it can be demonstrated alternative sustainable provision can be provided.

All facilities, including health care provision and sheltered and/or extra care facilities, must be accessible (within 400m) by sustainable transport options and be linked to existing or proposed cycle ways and walking routes in accordance with other relevant plan policies.

### Explanatory:

- 5.7. Healthcare provision in Outwoods parish is very low. There is no doctor's surgery, pharmacy or dentist within the parish. Some services are provided just outside the parish in Stretton and Horninglow and these serve the existing residents as well as those from adjoining parishes. It is considered inappropriate for 1700 houses to be built in the area without adding to these services.
- 5.8. As such the two large proposed allocations are identified within the policy as the focus for new healthcare provision to meet this need without having to resort to further greenfield encroachment. The policy also sets out the requirements for the location of these new 'health hubs', ensuring that they are readily accessible to all. Both the proposed allocations are sufficiently large to accommodate their housing growth and these uses in a sensible and integrated manner. The Parish Council will work with partners to deliver these facilities and will ensure clinical commissioning bodies are involved.
- 5.9. Outline applications in the area (specifically that for the allocated site north of Harehedge Lane) have also identified that there is a desire to deliver elderly persons accommodation and extra care facilities. This is laudable and the community support these views. However, these residential uses should be located adjacent to or within easy walking distance of healthcare facilities. The policy sets criteria for the location of these residential uses in accordance to ensure that they are within walking distance of new health provision. Without new health provision these uses will be strongly resisted as being unsustainable.

### CF3 – Community Facilities

Subject to compliance with other plan policies, **development** proposals will normally be granted for the provision, in whole, or in part, of a community hall and sports and recreational pitches and associated changing facilities. Existing community facilities must be retained, protected and enhanced. Loss of facilities will only be acceptable where alternative provision is of a scale and standard equivalent to, or superior than, the existing facilities. This must be provided within the parish.

Where a developer seeks or is required to deliver community facilities the type and scale of facilities should be agreed by the East Staffordshire Borough Council in consultation with the Outwoods Parish Council and to identify and provide suitable land, which must be within an application site(s), for its provision. Community facilities will be required to be delivered in association by policies CF1 and CF2.

If community facilities are to be delivered as part of a residential scheme, they must be delivered for use by the community prior to completion of 30% of the development dwellings on any on site, or where associated with another land use within 3 years of occupation, unless otherwise agreed in writing by East Staffordshire Borough Council.

Where community buildings/pitches are to be delivered in a development an agreement or obligation will be required to secure the long-term management and maintenance of the sites and facilities.

#### Explanatory:

- 5.10. There is no community hall or facility within the parish and this has been identified as a key deficiency by the residents. It is considered an important resource to effectively support new and existing residents. In addition, sport pitches and changing facilities have also been identified as lacking in the area. The Parish Council will work to deliver these facilities either in whole or in part, working alongside residents developers and other funding bodies to ensure that these facilities become a reality and truly serve the community's needs. It will also ensure that existing community facilities are identified, protected and retained in order to ensure widespread, high quality provision within the parish.
- 5.11. Schemes that come forward within the parish that can help deliver these facilities – either in whole or in part – will be supported (where they accord with other policies) as the community accept that inward investment from new development can help achieve these facilities that have the potential to dramatically improve the quality of the parish for residents. Where developers wish or are required to deliver these facilities, guidance within the policy is provided to ensure that the delivery and long term management of such facilities is secured.

- 5.12. There is a requirement that community facilities associated with a development are delivered alongside permissions. Thresholds of 30% of any residential development and within three years of occupation of any other use are set to ensure delivery. This ensures that residential development, which generates an increased need for such provision, is delivered concurrently with development, and for any development that delivers community facilities are contained as part of any s.106 agreement.



## CF4 – Local Shops

Part a) Schemes of 500 units or more

On all proposed allocations and committed sites for 500 or more residential units, Use Classes A1-A4 must be provided on site to create a new Local Centre(s) and meet the following criteria:

- Provides convenience shopping of a scale which meets local need
- Is accessible by foot, cycling or sustainable forms of transport

Schemes over 500 units will need to show that they provide sufficiently for Classes A1-A4 unless a lack of viability can be robustly demonstrated.

Part b) Schemes resulting in the loss of retail uses

Proposals which result in the loss of Class A1 uses will normally be resisted unless the following can be demonstrated:

- the facility has been sufficiently and realistically marketed over a 6 month period;
- the current use is demonstrably no longer viable; and
- the loss of use would not harm vitality and viability of the Local Centre.

Planning applications which seek to deliver shop front improvements will be supported. Where they are designed to improve the vitality and viability of the shop/shops and where the design comfortably fits within the street scene.

### Explanatory:

5.13. With the exception of a few cornershops, mainly in the south of the parish, there are little or no retail facilities to meet daily convenience shopping needs of Outwoods residents. In addition, many of the public houses within the parish have closed. For many residents the nearest shops are within Horninglow and Stretton, and many either use the car or walk for over ten minutes to get to these facilities. Best practice recommends that local shopping needs should be provided within five – ten minutes' walk. Residents occupying the new development on proposed allocations will be even further away from these facilities if not provided on site.

5.14. As a result the policy requires that all developments of over 500 residential units deliver local shopping and café / restaurant provision on site. These will benefit from trade from both new and existing

residents within the parish and act as a strong link between the new neighbourhoods and those already well-established fostering community interaction and engagement.

- 5.15. In order to resist the decline of the shops and services already in the area, the policy also seeks to set caveats to retain shops and other retail facilities (such as public houses) within the community by ensuring that they are not converted to houses or other uses.

### CF5 – Places to Meet

All new **development** exceeding 100 residential units will be required to provide subject to viability considerations, a new public space, appropriate to the size of the development, which is designed to encourage community interaction. New residential development and associated commercial/retail uses should provide this space by way of attractive forecourt spaces. This space should be multifunctional and constructed of robust materials. Arrangements for the long-term maintenance of the spaces shall be secured by agreement or obligation.

The space may include hard and soft space, water and children's play; but these uses should not be provided in lieu of any other open space requirement. Support will be given to spaces that encourage pop-up uses or are suitable for incidental markets or festivals in addition to cafes and other places for residents to meet within new and existing parks and recreation areas. All spaces should include appropriate seating and lighting and be designed as an integral part of the **public realm**.

#### Explanatory:

- 5.16. Policies TA1 and TA2 have expressed the importance of open space for community use. These policies specifically seek to create new multi-functional spaces to encourage community interaction. Unlike many small villages or larger towns, Outwoods Parish does not have a market square or village square which can be used as a positive outdoor space for community activities, congregation and other public uses. Community growing spaces such as orchards and allotments are encouraged as part of any new development, to be passed into the ownership of the community upon completion.
- 5.17. In order to encourage the creation of these spaces, and spaces around retail and commercial developments, this policy seeks new, appropriately sized spaces from all developments over 100 dwellings and other commercial / retail uses. These spaces do not need to be large, but must be of high quality, consider a range of different uses within them and include hard and soft space. In commercial or retail areas this may be little more than a forecourt or attractive gateway to an office or shop.
- 5.18. These should be designed as an integral part of the Public Realm Strategy required by policy TA1 and may include an area of share surface road around some shops or a park. Whilst these spaces are desired, the community wish to ensure that these spaces are used as intended, and therefore the detailed design of these spaces will be paramount to make sure that they have a strong interface with the surrounding new and existing townscape / landscape limiting the possibility of them becoming a focus for anti-social behaviour. The design should limit opportunities for unwanted occupation, fly tipping and anti-social behaviour through careful placing of street furniture, public art and planting.

5.19. The creation of these spaces should not replace or contribute towards any need to provide children’s play, playing pitches or other open space requirement as set out by policies within the ONDP or the emerging **Local Plan**.

## 6.0. Residential Development Policies

- 6.1. With the prospect of over 1700 houses being delivered in the parish within the ONDP plan period, the design and type of residential **development** was high on the community's agenda. Policies within this section are designed to ensure that the new homes are of the very highest quality and meets the community's aspirations for new and existing residents. The policies seek to ensure that new development becomes an asset to the community and is not seen a disjointed 'add-on' at the edge of the settlement.
- 6.2. Policies RD1 and RD2 deal specifically with the requirements of layout and design of new residential development looking at issues of scale, materials and the size of private gardens. The aim is to ensure that there is sufficient private space within new development – especially those on infill sites. These policies provide localised guidance based around the framework set by the emerging **Local Plan** and the ESBC Design Guide (2008). These policies seek to ensure that as applicants seek to permission for reserved matters on their sites, the community's aspirations for the developments will help shape them.
- 6.3. Policy RD3 deals with the type and tenure of new housing to be delivered. The focus is on ensuring that a mix of housing types are delivered, including bungalows and family homes. Apartments are to be resisted as they are considered inappropriate in the 'settlement edge' context. The policies also set out the plans aspirations for **affordable housing** delivery.
- 6.4. Finally, policy RD4 focuses on working from home. This is becoming an increasing trend within the parish and the borough as a whole. New residential development should be delivered with this in mind, ensuring that the ONDP reduces the need to travel, and asking developers and house builders to demonstrate how they are contributing to the work from home agenda.

## RD1 – Design

Applications for full planning permission or reserved matters should demonstrate high quality residential design and should take account of scale, mass, form, density, character, landscape setting and materials in accordance any appropriate and relevant design guidance in force at that time. Scale should be limited to 2 storeys at the edge of new **development** sites to reflect local characteristics. Where the development is for a mixed use scheme uses should be vertically arranged (e.g. homes above shops). Buffer planting should be provided to the edge of all new development.

Buildings should reflect the local built character (**vernacular**) and should demonstrate how they have reflected the traditional built form within the area including traditional and contemporary design. Applicants should demonstrate this vernacular design approach within their Design and Access Statements.

Residential development should consider carefully the interface with the wider landscape ensuring that a new, high quality urban edge is created, avoiding rear gardens backing onto the landscape. Schemes should be designed to ‘step down’ to the landscape edge by reducing both scale and density at the new urban edge and include appropriate native planting.

Buffer planting should be provided and retained, by way of conditions, as a separate planting strip and adjacent to rear gardens (but not as part of them), in order to prevent its erosion from domestic alterations.

Designs which seek to offer low carbon / carbon neutral buildings through either innovative design or the use of renewable technologies will be supported subject to ensuring that they contribute to a unified **street scene** and do not appear incongruous or visually prominent within the wider landscape.

### Explanatory:

- 6.5. This policy is focused on the design of new residential developments. Guidance for other types of development is found throughout the ONDP and its policies. Given the scale and nature of the large applications coming forward within the parish it was determined that a specialised policy focusing on residential design was warranted.
- 6.6. This policy is not designed to repeat guidance included in the emerging ESBC **Local Plan** or the ESBC Design Guide (2008), but ensures that the design matters set out in those documents are brought to the fore in the ONDP. The policy goes on to provide locally specific details about how these matters should be delivered as the key focus for development – such as the number of storeys and the design for the **urban fringe**. The policy is so worded, to ensure that any subsequent documents (such as those that

may replace the 2008 ESBC Design Guide over the plan period) are also considered as part of any application.

- 6.7. Built character and the materials used have been a key issue for the community throughout the process. There is no barrier to design innovation placed on new development by the ONDP, quite the opposite, but there is a conscious need to ensure that new development uses the traditional materials, colours, textures and that developers / applicants demonstrate how they have reflected the built form of the traditional vernacular.
- 6.8. This policy is considered important in ensuring that any scale of residential development, from a large allocated site to a smaller infill housing development, addresses its landscape and townscape context.

## RD2 – Public and Private Space

New residential dwellings should have sufficient garden space within their private curtilage to meet the functional domestic needs of the occupants. Whenever possible and compatible with the principles of good design, dwellings suitable for family occupation should have access to private garden space of at least 70 sq.m and those with 3 or more bedrooms should have in excess of 100 sq.m of private garden space.

All residential **development** should be designed with a clear definition of public and private space through the inclusion of front boundaries and safe and secure rear boundaries. All public spaces and roads should be well surveilled and **enclosure** by rear boundaries should be avoided.

Public open space should be provided in accordance with the standards set out in the East Staffordshire Borough Council **Local Plan**. Schemes should be required to deliver this provision on-site, and where this is not possible within 400m to the development to which it relates (in accordance with policies LR1 and LR2).

### Explanatory:

- 6.9. This policy is designed to ensure that high quality public and private space is provided within new developments. It seeks to quantify and therefore reinforce and enhance the existing character of the parish's network of public and private spaces. The private space associated with existing properties are very generous. Certainly to apply the same standards would be disproportionate, however, the sizes of the gardens and other private spaces are designed to ensure that the character of larger plots is not undermined. There have been developments in and around the parish which have not provided sufficient garden space and public open spaces and have therefore looked incongruous within the local area as well as failing to offer a high quality of life for those that live in them.
- 6.10. Public open space should be, in the first instance, provided on site and if this is not possible within walking distance (400m) of the site. This ensures that new and existing residents can benefit from the development.
- 6.11. The policy sets standards for garden space (either on individual plots or as a shared facility) as well as how these private spaces should be enclosed. Good design seeks to ensure that the 'urban block' is formed creating internal private garden space to the rear which is enclosed by other gardens. This approach should be encouraged and gardens which either back onto open space, roads or other fronts should be avoided wherever possible as set out in the policy.



### RD3 – Type and Tenure

Planning permission will be granted for residential **development** which delivers an appropriate mix to meet locally assessed needs for open market dwellings in addition to warden controlled sheltered housing.

Proposals for new residential development should not include a significant element of flatted accommodation except for older person's accommodation and warden-controlled sheltered housing with encouragement being given to 'living over the shop'.

On **market housing** led residential schemes affordable housing should be provided in accordance with the ESBC **Local Plan**. Where possible, affordable provision will be distributed evenly throughout the development in order to assimilate it with open market provision.

#### Explanatory:

- 6.12. This policy sets out the type and tenure for new development within the parish and is based on discussions with the local community. With the exception of very small homes (1 bed) and flatted / apartment accommodation, the community considers that most other types of dwelling would be acceptable and a mix should be encouraged.
- 6.13. Given the **urban fringe** / edge environment it is considered that the higher density living that is created by apartments would be inappropriate so far from shops and services within Burton town centre – the exception is given to living over the shop arrangements which are more desirable and considered a good use of space. However, it was evident from the community that there is a significant demand for housing for older people. With a greater proportion of the population due to be in this category in the future, it is a demand which can only grow further. In addition to sheltered housing and residential care accommodation, the 'appropriate mix' in both open market and affordable housing development will need to provide a range of homes suitable for older people, including bungalows.
- 6.14. Family homes and bungalows feature strongly within the policy it is considered that the location would be attractive for such uses, however, other policies in the plan – such as Policy TA5 - Public Transport - require that these uses can function effectively within the urban edge and are accessibly by a range of transport modes. This is especially important as elderly and young residents do not always have access to the car yet want to remain independent.
- 6.15. Affordable housing provision remains as set within the ESBC Local Plan, but there is a caveat to allow for off-site delivery of affordable housing. This follows the lead of the large development at Branston Locks, Branston, where it was considered desirable to provide a portion of the affordable housing elsewhere,

targeting key need within the inner Burton urban areas. The community support this socially responsive approach within this policy.

#### **RD4 – Working from Home**

Encouraging and facilitating peoples' ability to work from home reduces the need to travel and assists in delivering sustainability objectives. Proposals will be encouraged which promote this objective, subject to other relevant planning policy and legislation and protection of neighbouring residential amenity. In support of this policy the following design approaches to new residential development should be demonstrated:

- Rooms of dwellings should be designed to be flexible and readily convertible for use as a workspace;
- Residential development should be provided with infrastructure for high-speed internet connections as standard.

#### **Explanatory:**

- 6.16. Working from home is a growing trend both within the parish and on a national scale. Levels of working from home are relatively low at present but for the first time national policy (the NPPF) supports and encourages working from home. Improvements to internet and other communications infrastructure are making it more accessible to the everyday worker – from those running home businesses, to others working remotely from a head office.
- 6.17. In order to support this trend, this policy is designed to ensure that new houses are able to be easily adaptable to include home offices, workshop or studios and set some criteria to achieve this sensibly without having to resort to household extensions (which are costly to the owner) or the conversion of a garage space which is resisted under ONDP policy TA3.

## 7.0. Landscape and Recreation Policies

- 7.1. The parish sits at the edge of the Burton on Trent urban area and includes two of the large urban extensions proposed by the emerging ESBC Local Plan. As a result there are significant pressures on the parish landscape from new development yet opportunities to be gained to provide new outdoor recreation opportunities through new development.
- 7.2. Policies LR1 and LR2 seek to address the deficiencies within the parish of children's play and sports pitches. New residential development should focus on providing new sports and recreational facilities on site and ensure accessibility for new and existing residents. The focus is too often just on young children's play, but these policies look to ensure that facilities for older children, teenagers and adults are also provided within new developments.
- 7.3. Policies LR3 - LR5 focus on preserving and enhancing the landscape and biodiversity within the parish through new developments and protecting existing assets. The approach is based around a Green Space Strategy which seeks to link the parish together through maintenance and enhancement of the green and blue infrastructure network. Certain areas are protected for ecological, recreational and amenity purposes, designed to ensure that the new urban edge resulting from the growth of Burton on Trent is of a high quality and that the landscape can continue to flow into the heart of the parish.

## LR1 – Sports Pitches

New indoor and outdoor sports pitches and associated facilities should be provided on site or on suitable land within the parish boundary. These facilities should be delivered in accordance with ONDP policy CF3 and ESBC Local Plan policies where relevant. In addition, a suitable **landscape scheme** is to be provided demonstrating how the facility will comply with ONDP Policy LR3 and assimilate into the adjacent residential **development**. Where land for use as sports pitches within the parish is not suitable to provide the range and quality of facilities required to meet local needs, consideration may be given to an element of that need being met elsewhere in accordance with policies in the Local Plan.

Existing sports pitches and facilities will be safeguarded. Loss of facilities resulting from development proposals will be permitted only where alternative provision will be of a scale and standard equivalent to, or superior than, the existing facilities.

All new facilities must be highly accessible (within 400m) by sustainable transport options, located on site or within the parish boundary and will be linked to existing or proposed cycle and walking routes in accordance with other relevant development plan policies. All sports facilities should be accessible to, and designed to accommodate, the needs of people with disabilities.

### Explanatory:

- 7.4. In addition to the well documented shortage of playing pitches in the Borough, there is a distinct lack of sports pitches within the north of the parish other than those owned and managed by the educational establishments. As a result there is considerable evidence (documented and anecdotal) to suggest that children and young adults from the parish are forced to travel some distance either across Burton or East Staffordshire to use playing pitches. With regard to football pitch availability, the situation is particularly acute. The creation of a permanent, independent home for Outwoods Football Club would be particularly welcomed.
- 7.5. This policy is designed to begin to tackle this problem by ensuring that the existing playing pitches (specifically those on Forest Road) which are already identified within the emerging ESBC **Local Plan** are retained, but to also ensure that new pitches are delivered as part of the larger new developments within the north and centre of the parish. The size of new sports pitch provision should be sufficient to accommodate the expected population growth associated with all phases of each development within the parish and be in line with Sport England's calculations regarding requirement. Funding for ongoing maintenance and ownership should be included in planning obligation agreements. The placement of these facilities is particularly important in ensuring that they can be accessed by young people who

cannot drive and should not have to rely on their parents for access to playing pitches. As such the policy ensures that they are delivered close to public transport routes and connected to the wider footpath and cycle route as set out in policies TA4 and TA5. This also ensures that the parish and plan can assist in addressing access to health and wellbeing and reducing the impacts of childhood obesity. Proposals for indoor sports facilities, available to the public, including those associated with educational establishments, will be supported.

- 7.6. The NDP recognises the important role that the football club has in the community and supports the need to deliver improved pitch and changing facilities. New development which delivers or contributes to this identified need will be supported.

## LR2 – Play for All

All new residential **development** is required to provide a mixture of children’s play facilities, of an appropriate scale to meet need, as set out in the East Staffordshire Borough Council ‘Open Space’ guidance. In addition to the provision of play equipment for children and infants, facilities must be provided for teenagers and adults. Play provision must be suitably located, accessible to people with disabilities, dispersed throughout the proposed development and located away from busy roads and benefit from natural surveillance.

All proposals must be accompanied by a suitable **landscape scheme** to ensure natural assimilation within proximal residential development. The developer(s) must work with schools and local community groups in the design of equipment and landscaping. Schemes will be supported where they demonstrate educational benefit.

### Explanatory:

- 7.7. Often facilities are provided for younger children (up to approx. aged 8) but older children, teenagers and adults are neglected. The ONDP seeks to ensure suitable facilities are provided for all. Such provision may include but not be limited to, gym and nature trails, bowling greens, fishing lakes and skate parks and other non-conventional sports.
- 7.8. The community have suggested that the parish would benefit from facilities such as a Trim / Gym trail as well as a skate park or similar older children’s facility as well as small courts and pitches suitable for basketball / netball and five-a-side football. The policy recommends that developers work closely with local young people (and adults) to design the location and equipment within these areas to ensure that they reflect local need. Pre-fabricated MUGA cages or similar are considered to not deliver a realistic sports play environment.
- 7.9. As with playing pitches these uses should be spread around larger sites ensuring that they benefit from natural surveillance and are well designed to minimise the risk of them being the focus for anti-social behaviour.
- 7.10. It is also hoped that innovated designs and solutions will be forthcoming to ensure that schemes can not only help satisfy children’s play needs, but also have some educational or social purpose. Outdoor activities, especially those incorporating nature trails, help children and young people to learn about their environment and develop social interaction as well as improving the health and wellbeing of the whole community.

### LR3 – Green and Blue Infrastructure

All new development proposals should show, by way of design and access statements, what account has been taken of the network of green and blue infrastructure shown in Appendix 3, including the areas to protect and enhance, and how their landscape proposals will contribute to this Green Space Strategy.

Proposals will be expected to demonstrate, in proportion to the size of the development, and subject to viability considerations, how they are:-

- Creating additional green space, of value to, and accessible to the public;
- Creating small scale landscape conservation schemes and new habitats and wildlife corridors;
- Providing links between green and blue infrastructure;
- Preserving and enhancing existing trees, hedgerows and other woodland cover; and;
- Improving the overall green and blue infrastructure network through their landscape design;
- Integrating green buffers (as specified in LR4).

Schemes which remove mature trees, hedgerows and ponds (regardless of their age or quality) will not be supported unless suitable, high quality mitigation is proposed within the application site in order to maintain the current landscape quality. Schemes which deliver north-south footpath and cycle links alongside green and blue infrastructure network will be considered favourably.

#### Explanatory:

- 7.11. The Green Space Strategy developed for the parish seeks to link together some of the existing open spaces and ecological areas to create a network of green and blue infrastructure designed to improve the quality of life for residents as well as ensure that the area can protect and enhance key areas of biodiversity value. Blue infrastructure improvements should include, whenever possible, renaturalising degraded water courses by removing channels from culverts and maintaining a suitable natural green area along banks and brooks. Overall it is hoped that this policy can also help address some of the impacts of climate change allowing for species migration and urban cooling.
- 7.12. This policy brings together ideas and concepts focused on green and blue infrastructure and landscape management found within the **NPPF** and the emerging **Local Plan** and effectively link these to the recommendations and advice in the Staffordshire Landscape Character Assessment SPD. It does this through the provision of a physical framework, shown in Appendix 3 which should be used as a guide or strategy to assess the acceptability of interventions.



- 7.13. The area's landscape is defined in the ESBC Landscape Character SPD as of being of moderate quality and in need of landscape enhancement. As a result the policy is designed to ensure that improvement to the landscape and key networks are delivered through new and existing developments. In addition, this ties in with the wider strategies and goals from the **National Forest** which covers almost the entire parish and from which funding may also be sought. It is particularly important that schemes respond to the Parishes location within the National Forest, and the importance of maintaining the semi-rural urban fringe environment in this sensitive location.
- 7.14. The criteria set out in this policy focus the type and nature of green infrastructure intervention and seek to replicate the ideas and concepts set out in the Landscape Character SPD as well as the local Biodiversity Action Plan. The strategy identifies areas where there could be a focus for improvements to help reinforce the network.
- 7.15. The Parish Council will work closely with developers and its partners to ensure that opportunities for public access and interpretation, learning through landscape and improvements to biodiversity are achieved through all new developments. The delivery of north-south footpaths and cycle links to, and integrated with green and blue infrastructure would also be considered favourably.

#### LR4 – Landscape and Drainage

All proposals for development in excess of 100 dwellings should include a landscaping scheme which, as part of the overall layout and design, should ensure a satisfactory relationship between new and existing development. Any landscape buffer zones should provide the dual functions of foiling views and providing a wildlife corridor in support of the strategy set out in policy LR3 and should include opportunities to improve biodiversity and introduce native planting.

The interface between the wider landscape and new development will be particularly important. Dense planted screening of the development will be resisted as this is not within the landscape character. Planting should include the enhancement of existing boundaries, such as hedgerows, with scalloped edges comprising woodland planting, lowland and wild flower meadows and other habitats designed to deliver **green and blue infrastructure**. Developments should be outward facing.

All new development, where possible, will be required to introduce **SUDs** to ensure that it reflects the existing runoff rate or better. This should be carefully designed to complement the landscape design for the scheme. Drainage swales, balancing ponds and ditches should be designed as part of wider landscape and habitat creation proposals.

#### Explanatory:

- 7.16. The scale of new developments proposed within the parish and the impact that this will have on residential **amenity** and the landscape is a significant concern for the community. Ensuring that new development integrates with the wider landscape and at the same time retain adequate privacy for new existing dwellings through attractive and well-designed planting is the primary focus of this policy. It does this by encouraging developers and applicants to demonstrate specific responses as part of their application submissions for full planning permission and landscape reserved matters.
- 7.17. Buffer planting is often described as the best way to ‘screen’ a development, however, the ONDP seeks to ensure that buffer planting is undertaken in a sensitive manner. The intention is not to totally screen developments from the surrounding countryside, as this would be incongruous within the landscape character and would form oppressive barriers of dense planting. A parkland approach to planting which allows filtered views would be more appropriate.
- 7.18. In designing these ‘buffers’ it is considered that these features should normally be around 20m in depth. However, this distance is flexible and will depend on the exact features of the site, topography and the relationship between new development and either the wider landscape or existing properties. In some

cases a scalloped edge, with a varying width will be more appropriate to offer opportunities for biodiversity. It is considered that some of this buffer may be provided as part of the requirement for woodland planning associated with the National Forest as set out in local planning policies.

- 7.19. The policy seeks to ensure that new planting ensures amenity whilst contributing to the overall green infrastructure and public realm design for any site. Specific guidance for dealing with the urban edge is provided in this policy. It encourages the use of existing field boundaries and new native planting to create an 'outward looking development' i.e. one that isn't characterised by the rear of close boarded fences.
- 7.20. Drainage is a key issue both within local and national policy but also for the community. The use of SUDs is encouraged, where practicable, within any new development regardless of size or type. The community are concerned about the increased risk from flooding, and this policy introduces the test of maintaining the current greenfield runoff, or improving it, from all new developments to at the least maintain the status quo. Given that swales, balancing ponds and soakaways have a distinct landscape character it is sensible to design and deliver the green infrastructure and sustainable drainage networks side by side. The link within this policy is therefore designed to ensure an integrated approach.

### LR5 – Local Green Spaces and Views

An area of land to the north of Fred Brewer Way and Dingle Drive, including the wooded stream course on the east is designated in the plan as a Local Green Space.

Key views from public vantage points as shown on the proposals map should also be carefully considered as part of any development. These offer open, long distance views of the local neighbourhood, the wider landscape, Burton on Trent and northwards towards the Trent Valley. Significant development, buffer planting or other visual interruptions should be avoided within the immediate setting of the views to ensure they are maintained. These views are:

1. Field Lane (adjacent to the access to Bungalow Farm) looking north;
2. Stile adjacent to the reservoirs (Outwoods Hill) looking towards Burton;
3. Outwoods Lane looking east;
4. Longhedge Lane / Lount Lane junction looking south-east; and
5. Kitling Greaves Lane (at current settlement edge) looking west.

### Explanatory:

7.21. In line with paragraphs 77 and 78 of the 'Framework', an area of land to the north of Fred Brewer Way and Dingle Drive, including the wooded stream course on the east, has been identified as meeting all the criteria for designation as a Local Green Space. There are a number of new green spaces, parks and other community spaces that will come forward as part of planning applications approved within the Parish specifically as contained within the planning permissions at Redhouse Farm, Upper Outwoods Farm and as part of emerging proposals for land at Harehedge Lane. At present these cannot be given the same degree of protection as they do not yet physically exist. The Parish Council will work closely with developers and the Local Planning Authority to explore an early review of this policy to include protection for any new spaces that are delivered as part of these planning applications.

7.22. In addition, the landscape character and the enjoyment of the countryside for both new and existing residents is enhanced by long distance views from high points across the parish. These points have been identified by and shown on the proposals map to ensure that these are protected and preserved – not only from built form development, but also from inappropriate planted buffers which would otherwise block these views.

7.23. Collectively, these seven specific areas and the five views identified are considered to be the most sensitive landscape and ecology locations within the parish or offer recreational opportunities (such as playing fields etcetera) and should form the focus for protection and enhancement.

## 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 Provider of Social Housing to a person allocated that dwelling in accordance with the Council’s Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).</p>
<p><b>Amenity</b></p>	<p>The pleasant character/aspects of a location which contribute to the enjoyment of residents or visitors. The Minister of Town and Country Planning in 1951 stated that 'anything ugly, dirty, noisy, crowded or uncomfortable may injure the interests of amenity'. Amenity is often a material consideration in planning decisions. (Source, PlanningHelp.org)</p>
<p><b>Amenity Space</b></p>	<p>Different from Amenity, as defined above. An area composed of on-site, common or private, indoor or outdoor space, designed for active or passive recreational use.</p>
<p><b>Committed sites</b></p>	<p>Sites with planning permission for development.</p>
<p><b>Contextually Responsive Design / Vernacular</b></p>	<p>Design which takes account of its setting.</p>
<p><b>Development</b></p>	<p>Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land. Most, but not all, forms of development require planning permission.</p>
<p><b>Enclosure</b></p>	<p>When buildings and/or boundaries physically define public and private spaces particularly through proportions between height and width in an area to create places that are comfortable to pedestrians.</p>
<p><b>Green &amp; Blue Infrastructure</b></p>	<p>Green Infrastructure is a network or collection of quality green and blue (water) spaces and other environmental features that interlink and serve both nature conservation and health &amp; wellbeing purposes.</p>
<p><b>Green Gap</b></p>	<p>An area of land which seeks to prevent settlement coalescence and where development is restricted to protect the openness of the landscape.</p>

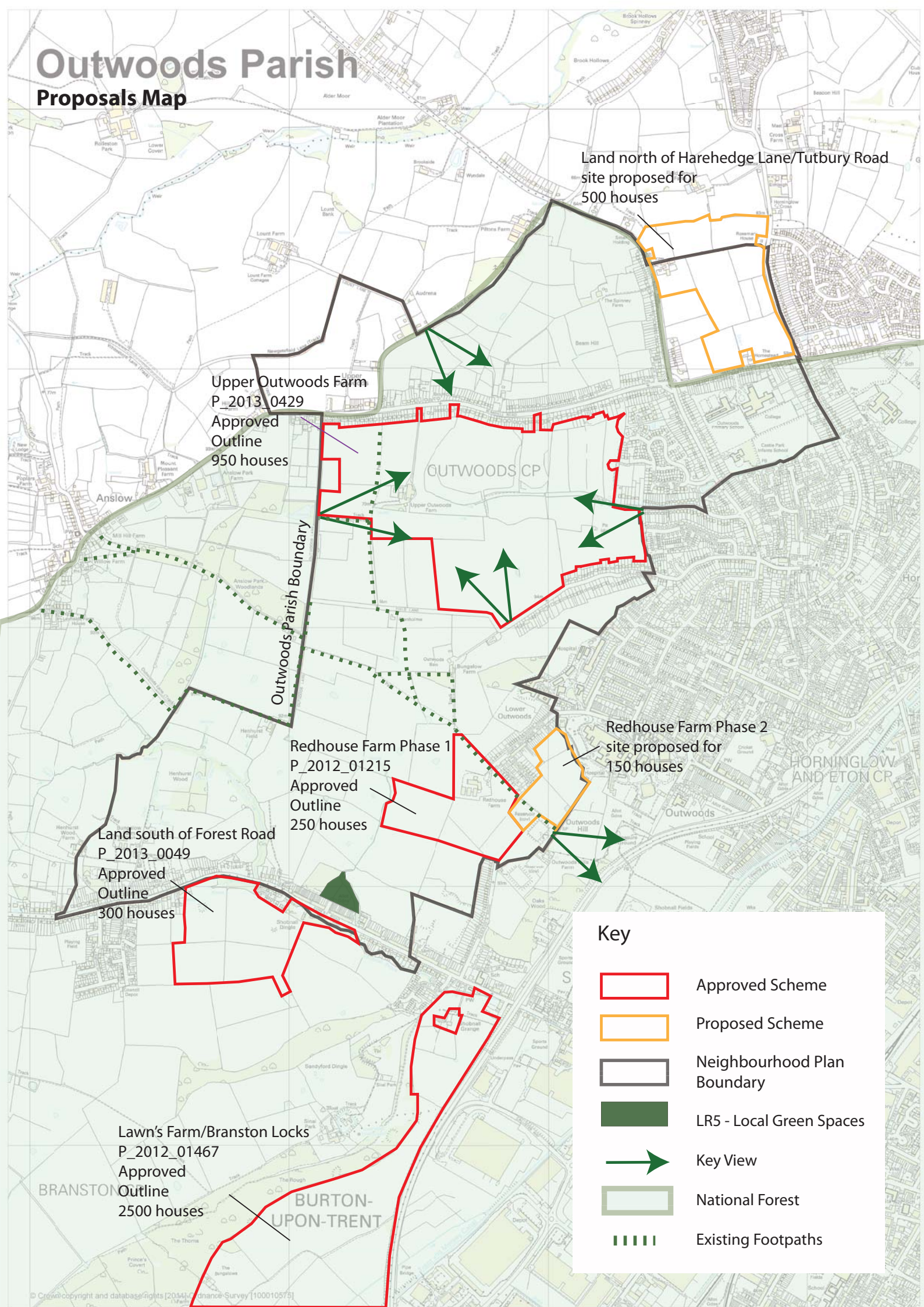
<b>Landscape Character Area</b>	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.
<b>Local Plan</b>	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.
<b>Landscape Scheme</b>	The manner in which the landscape associated with development is to be treated.
<b>Market Housing</b>	Open market housing is housing which has no occupancy restriction or legal tie and that can be bought by anyone.
<b>National Forest</b>	A national environmental initiative with the objective of creating a 200 square miles forest in the centre of England.
<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>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications in that Parish.
<b>Proposed allocations</b>	Sites which are proposed to be allocated for development in the draft East Staffordshire Local Plan.
<b>Public Realm</b>	The space between buildings comprising land made up of the highways, footpaths and verges. This includes all manner of public spaces such as streets, squares, gateways, footpaths and cycle routes
<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 Hierarchy</b>	The typical ordering of streets in schemes, which describes street character, which fall into one of three categories:  Primary Street - highest order hierarchy, usually busy and often wide streets Secondary Street - middle order hierarchy, often quieter and narrow streets Tertiary Streets – lowest order hierarchy, typically least busy and often providing local access
<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 Order/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).
<b>Urban fringe</b>	The area of a city, town or village beyond which the landscape is typically rural in nature.

## Appendix 2: Proposals Map



# Outwoods Parish

## Proposals Map



Land north of Harehedge Lane/Tutbury Road site proposed for 500 houses

Upper Outwoods Farm  
P\_2013\_0429  
Approved  
Outline  
950 houses

OUTWOODS CP

Outwoods Parish Boundary

Redhouse Farm Phase 1  
P\_2012\_01215  
Approved  
Outline  
250 houses

Redhouse Farm Phase 2  
site proposed for  
150 houses

Land south of Forest Road  
P\_2013\_0049  
Approved  
Outline  
300 houses

Lawn's Farm/Branston Locks  
P\_2012\_01467  
Approved  
Outline  
2500 houses

### Key

- Approved Scheme
- Proposed Scheme
- Neighbourhood Plan Boundary
- LR5 - Local Green Spaces
- Key View
- National Forest
- Existing Footpaths





## Appendix 3: Green Space Strategy

### Key

#### Existing

-  Approved/Proposed Development
-  Parish Boundary
-  Key Hedgerow Link
-  Key Water Course
-  Existing Woodland Patch
-  Local Green Space - LR5

### Proposed Green Space Strategy

-  Water Course Enhancement
-  Enhancement of Verge and Street Tree Connections
-  Landscape Corridor
-  Focus for Improvement - where deficiencies exist

# Outwoods Parish Green Space Strategy

