



# BRANSTON

## NEIGHBOURHOOD DEVELOPMENT

### PLAN

**2012-2031**

**MADE AUGUST 2015**

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**Produced by Branston Neighbourhood Plan Steering Group on behalf of  
the Parish Council**

With assistance from



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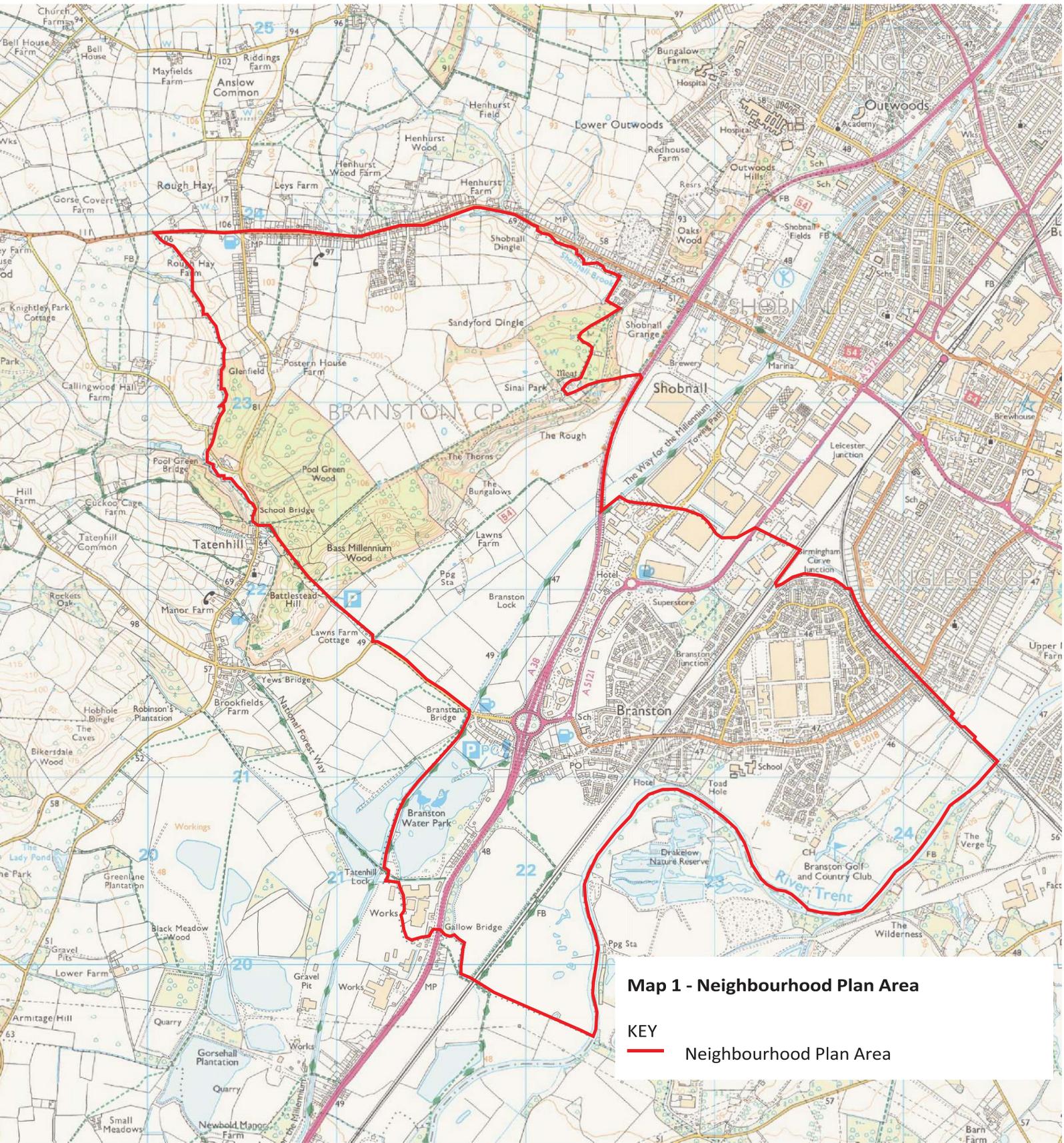
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## LIST OF NEIGHBOURHOOD PLAN POLICIES

## 1.0. INTRODUCTION

### BACKGROUND – A NEIGHBOURHOOD PLAN FOR BRANSTON

- 1.1. The Government has recently introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2012, Parish Councils and other bodies have been given the power to prepare Neighbourhood Plans for their local areas.
- 1.2. Neighbourhood Plans can set out planning policies to help determine planning applications for new development and when made as statutory planning documents become part of the development plan alongside the “Local Plan” for the area. The policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Local Plan and must take account of the National Planning Policy Framework. Significantly, Neighbourhood Plans can help to shape and direct development, but cannot propose less development than the Local Plan.
- 1.3. Branston Parish Council considered that the preparation of a Neighbourhood Plan for its area was an important right to exercise and therefore made the decision in December 2011 to prepare a Neighbourhood Plan. It was subsequently awarded funding from the Government as a “Front Runner”. The Parish was formally designated by East Staffordshire Borough Council as a Neighbourhood Planning Area, coterminous with the Parish boundary, in November 2012 (see Map 1). A Neighbourhood Plan Steering Group was set up comprising parish councillors and interested local residents.
- 1.4. The Neighbourhood Plan Steering Group was established in late 2012, and a number of detailed discussions and workshops guided and informed the content of the Draft Plan. Two open drop in events were held by the Steering Group in Branston Village Hall (21st January 2013 5-8pm) and Rough Hayes Community Centre (4th February 2013 5-8pm) in order to promote the emerging Draft Neighbourhood Plan, and to provide an opportunity for informal consultation and discussion about key themes and policy areas. These events were promoted to local residents/groups and businesses via posters and coverage in the Burton Mail. Events were attended by local residents and comments were submitted which were relevant to the Neighbourhood Plan’s development included concerns about highway safety, the need for more trees/orchard, improved pedestrian routes and suggestions for improvements to community infrastructure and open spaces. These comments were used to inform the content of the Branston Draft Neighbourhood Plan.

### DRAFT NEIGHBOURHOOD PLAN CONSULTATION

- 1.5. The Branston Draft Neighbourhood Plan was published for formal public consultation for 6 weeks from Monday 16<sup>th</sup> June to 5pm Monday 28th July 2014. Links to the Draft Neighbourhood Plan and the Draft SEA Scoping Report, together with a copy of the Response Form, were placed on the Branston Parish Council and East Staffordshire Borough Council websites for viewing and downloading.

1.6. Consultation responses were invited using an accompanying Response Form to be returned to the Parish Clerk by printing out and submitting to a postal address (Mrs Kay Lear, Clerk to Branston Parish Council, PO Box 6884, Burton upon Trent DE13 OWZ) or by email to: [mail@branstonparishcouncil.co.uk](mailto:mail@branstonparishcouncil.co.uk). Written responses were also invited using the advertised postal address.

1.7. The Steering Group felt that due to low attendance at earlier drop in events, a drop in event would not be the most effective way to consult with local residents in Branston so other methods of promotion and engagement were used. These are detailed in the accompanying Consultation Statement. The Parish Council website advised that hard copies of all the documents were made available on request from the Parish Clerk and that hard copies of the Draft Plan could be viewed at all of the following venues:

- The Acorn Public House
- Henhurst Club
- Burton upon Trent Public Library
- Rough Hayes Community Centre
- Branston Post Office
- Branston Village Hall and
- St Saviours Community Room

1.8. An e-mail or letter was sent to all Consultation Bodies, including Local Authorities, and District Councillors, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Letters and emails were sent out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the Draft Neighbourhood Plan was submitted to East Staffordshire Borough Council.

1.9. The Consultation on the Draft Plan was publicised in the following ways:

- Press releases
- Posters distributed throughout the area and a banner displayed in various locations across the Parish, encouraging residents to make comments
- Letters to local businesses and community organisations
- Provision of hard copies of the Plan in local stores and the main library in Burton upon Trent
- Parish Councillors speaking to residents in the area where they lived to raise awareness
- Members of the Parish Council attending existing community groups to make them aware of the project
- Coverage in the Burton Mail
- Attendance at a local community day on 5th July 12-3pm giving residents the opportunity to make comments on the Draft Plan
- Attending Rough Hayes Community Centre on 8th July 6-8pm
- Attending Paget High School on 8th July 4-6pm.

- A workshop was held with Year 3 at Rykneld Primary School to help gauge young peoples' views in the area.

1.10. In total, about 155 representations were received from 16 organisations (including Consultation Bodies) and individuals. The majority of comments were in overall support of the Plan, with many constructive suggestions for changes to policy wording, supporting text or maps, which, where possible, have been taken on board in the revised, Submission version of the Plan. More detailed information about the consultation responses and the Parish Council's consideration of these and resulting changes to the Submission version of the Plan can be found in the accompanying Consultation Statement, which has been submitted to East Staffordshire Borough Council alongside the Submission Neighbourhood Development Plan and the Basic Conditions Statement.

## SUBMISSION PLAN

1.11. This Submission Neighbourhood Development Plan sets out the local planning policy framework for the Parish of Branston for the period up to 2031. Branston will change dramatically over the plan period as substantial new residential and mixed use developments come forward, including those at Lawns Farm, Branston Depot and Land South of Branston all of which now have planning permission. These have been added by recent appeal decisions at Forest Road and Red House Farm.

1.12. The impacts of these developments and any others over the next 15 to 20 years on existing communities, transport networks and local facilities, will be far reaching. To give some idea of the scale of the change proposed, Branston had 6,749 residents in 2011. Over 4,000 dwellings are proposed for Branston and, even at a modest 2 people per dwelling, this means the population of the parish will more than double by 2031. We need a Neighbourhood Development Plan to influence and control that development: both for existing residents and those who will come to live in the area.

1.13. The Branston Neighbourhood Development Plan aims to provide planning policies to guide new development within the area and to provide local detail and context which support the strategic planning framework of East Staffordshire Borough Council's Local Plan. The Neighbourhood Plan will also provide the local planning context for any development briefs/supplementary planning documents (SPDs) which may be prepared to guide design details for particular identified sites.

1.14. The Neighbourhood Plan will sit alongside the Local Plan and will supersede the adopted Local Plan until the new Local Plan is adopted. It will sit between the Local Plan and site specific development briefs/supplementary planning documents as below:

**East Staffordshire Local Plan**  
(Setting out the Strategic Policies for the Borough)





1.15. The Neighbourhood Plan has been subjected to an Environmental Assessment of Plans and Programmes Regulations 2004 Regulation 9 Screening Process. The screening process ensures that the policies set out in the Neighbourhood Plan reflect the principles of sustainable development. The draft Screening Report found that the policies did not have any significant impacts that would require the Neighbourhood Plan to be subject to a full Strategic Environmental Assessment. A further Screening Report produced by East Staffordshire Borough Council in November 2014 confirmed that a Strategic Environmental Assessment would not be required.

## **2.0. HOW LONG WILL IT TAKE TO PREPARE THE NEIGHBOURHOOD DEVELOPMENT PLAN?**

- 2.1. Neighbourhood Development Plans have to be prepared following a procedure set by Government.
- 2.2. This procedure must include two six week periods of consultation on the Draft Plan and will culminate in a referendum on whether the plan should be made part of the statutory development plan for East Staffordshire. The Branston Neighbourhood Development Plan has now reached Submission Plan stage and this document is being submitted to East Staffordshire Borough Council who will check it and then consult upon it for a further six weeks.
- 2.3. The Branston Neighbourhood Development Plan will then be subject to independent examination. Should the Branston Neighbourhood Plan pass examination it will have to be put to a referendum where all registered electors in the Parish will have a chance to vote on whether it should be part of the statutory development plan for the area or not. If the referendum shows that there is a major of support for the Plan within Branston, it should be “made” by the Borough Council.
- 2.4. We hope to reach referendum stage by early summer 2015, and have a final Branston Neighbourhood Development Plan by late summer 2015.

### 3.0. KEY ISSUES FACING BRANSTON

- 3.1. The Parish Council (through the Neighbourhood Plan Steering Group) has identified a number of key issues facing Branston over the medium term (15-20 years) which it considers the Neighbourhood Plan must address.
- 3.2. The overarching issue for the Branston Neighbourhood Plan is the need to manage and ameliorate the impacts of the proposed new development on the Parish. Overall, there is a need to minimise any negative impacts of proposed new development on the existing communities in Branston and to ensure that positive benefits are achieved wherever possible.

#### ISSUE 1 - INTEGRATION OF NEW DEVELOPMENT WITH THE EXISTING COMMUNITIES OF BRANSTON

- 3.3. The Parish Council is concerned that the proposed new developments could be designed and delivered almost entirely in isolation from the existing communities of Branston, as stand-alone settlements. For example, there is a risk that new communities at Lawns Farm will generally use cars to access the A38 at the new improved junction, and need never set foot within the existing village for shopping, leisure, and community or employment purposes. In addition, the following development proposals are likely to have impact on the parish (as of April 2014), shown on Map 2:

**TABLE 1 – DEVELOPMENTS WITH PLANNING PERMISSION**

<b>Developments with Planning Permission</b>	<b>Approximate No of units</b>
Land south of Branston	660
Lawns Farm/Branston Lock	2,500
B&Q Depot	500
Howards Transport	90
Red House Farm Phase I	250
Forest Road	300
<b>Total</b>	<b>4,300</b>

- 3.4. This is not an approach that the Parish Council considers is in the best interests of Branston or the rest of East Staffordshire. There are strong community cohesion and good planning practice arguments for providing opportunities for new residents to become integrated into life in the village. There is also a need to support local shops and services as important local resources and to ensure they maintain their future viability. An increase in local population would provide a new source of customers in the immediate area and this is seen as a major opportunity for Branston.

3.5. As an important part of integrating new development into the existing urban area, there is a need to protect the local character of Branston and in particular the built heritage of the area. New development should be sensitive to these built assets and designed to enhance their setting and character.

## ISSUE 2 - SHAPING THE DEVELOPMENT ON MAJOR SITES AFFECTING BRANSTON

3.6. The Parish Council recognises that the potential major scale of the planned new developments in and around Branston will mean that many of the planning issues will be resolved at a strategic, East Staffordshire Borough Council level.

3.7. However, these developments will all take place within the Parish (i.e. within the Neighbourhood Plan boundary) and there is a view that the Neighbourhood Plan should be used to support opportunities for local residents to influence and shape some aspects of the developments. For example, different densities across development sites could be influenced by the relationship of the site to the local context.

3.8. The scope for the Neighbourhood Plan to shape these new developments will to some extent be determined by timescales and development pressures beyond the control of the Parish Council. However there may be “space” for the Neighbourhood Plan to consider some of the local planning issues and this should be explored as part of the work on the plan preparation.

## ISSUE 3 – SCHOOLS

3.9. The Parish Council has particular concerns in relation to the potential impacts of new development on the local area which are likely to result from significant increases in local school age children and associated travel patterns to and from local schools. There is particular need for new secondary education provision for the area.

3.10. If all the number of new homes are built in Branston by 2031 this will have a significant impact on primary and secondary school provision in the local area, and more widely in East Staffordshire.

3.11. The proposed developments are already seeking to take account of this with additional investment into schools. The Parish Council will continue to influence Staffordshire County Council, the body who make decisions on education provision, to ensure that any future impact of new development is fully taken into account, this will be done through this Plan, and by working with developers and service providers, for example, by ensuring future development takes in to account schooling needs locally. Maximum capacity is already a concern in relation to existing schools. There are also concerns that school opening and closing times have an impact on traffic and peak flows.

3.12. The County Council has advised that the developers of the Land South of Branston site are enlarging Rykneld Primary to provide additional places for the children likely to be living at the

new estate, whilst Branston Locks and the B&Q Depot site are both providing new primary schools on the development sites. The Red House Farm, Forest Road and Howards Transport

sites will all be making financial contributions towards additional school places for children of primary school age. All of the above sites will be making financial contributions towards provision of additional secondary school places. In addition to the sites identified, any eligible residential development proposed in this and other parts of Burton will necessitate education contributions to be made towards additional primary and secondary school places to accommodate the additional children likely to be generated by the development. Contributions will be relative in scale and kind to the level of development proposed.

- 3.13. The Burton upon Trent School Planning Study was completed in October 2013 and concluded that new schools in the Burton upon Trent area will be required in order to provide sufficient primary and secondary school places for the projected number of pupils over the next decade and beyond. This is in addition to providing expansions at existing schools where possible.
- 3.14. The Burton-Upon-Trent School Site Search report built on the findings of the earlier Planning Study and assessed where the need for new school provision was. The report concluded that there is a need for a new secondary school in Burton to be located to the west of the A38. The report suggests a short list of sites for further investigation and a number of these are within or adjacent to Branston Parish.
- 3.15. The Parish Council will continue to work closely with Staffordshire County Council to ensure that local residents' concerns about new school proposals are taken into consideration at all stages of decision making.

#### ISSUE 4 - TRAFFIC AND TRANSPORT

- 3.16. Branston already experiences high volumes of traffic at peak times, due to its location close to a major junction of the A38 serving Burton-upon-Trent town centre, and commercial estates and distribution industries south of the town centre. The geography of the area, including the three physical barriers of the rail line, Trent and Mersey Canal and River Trent, combine to limit traffic capacity to routes over existing bridges, causing localised congestion and environmental pollution.
- 3.17. Henhurst Hill is a busy route for local traffic. As the road continues on to Forest Road it narrows significantly and there is a blind bend near the entrance to Oakley Grange. There are also problems with drainage after periods of heavy rainfall, particularly when the water drains off the hillside on the north side of the road at two specific points opposite to where Henhurst Hill meets Forest Road.
- 3.18. These existing issues will only become worse unless the impact of new development is properly managed – most recently significant concerns have been raised about the Forest Road development. This development has been approved and the traffic impacts, it is hoped, will be dealt with via a planning obligation for off-site highway works, traffic calming, and a 30 minute bus service from the site to Burton.

3.19. There is a need to improve management of existing traffic and to ensure that any additional impacts linked to the locations and access points of the proposed new developments are minimised.

## ROAD JUNCTIONS

3.20. The Parish Council considers that the following junctions present significant issues for traffic management in the area:

### Photo 1. Junction of Main Street within the village

This photograph highlights the build-up of traffic and pedestrians during peak times and during school opening and closing. There is a need for major road improvements to allow access into the village and to the development site at Land South of Branston. The route from the A38 and Centrum truncates at this intersection from two lanes into one. The main pedestrian exit of the Branston Primary school links directly on to this main road.



### Photo 2. Main Street near Rykneld Primary School

This view shows the major build-up of traffic at school peak times. The photograph was taken on a hot sunny day with little traffic, but the situation worsens during the winter months when more families use their cars. This highlights the extreme lack of general parking around the centre of the village for the primary school, shops, post office, church and public requiring parking to gain access to Branston Water Park.



### Photo 3. Junction of Clays Lane & Church Road

This photograph shows the intersection of Clays Lane and Church Road onto Main Street. The junction is off-set with two bus lay-bys and is heavily congested at peak times.



**Photos 4 and 5. Paget School main entrance, Burton Road**

These two photographs show the traffic build up along Burton Road and the entrance to the school at peak times. There is parking on both sides of the road, and traffic has difficulty in passing. The crossing shows the large number of children on bikes, who then often cycle over the railway bridge on the footpath due to the unsafe route on the road over the bridge. This can causes problems with Rykneld children and parents coming in the opposite direction from the village centre.



**Photo 6. Branston Depot / Proposed Development Site entrance, Burton Road**

This area is heavily used by parents of children of Paget School for dropping off and picking up, as this close to the school entrance. This may become an issue for building contractors and general access when development is started.



**Photos 7 and 8. A5121 / Wellington Road / Parkway Island**

These two photographs show the build-up of traffic on Wellington Road (A5121) and the subsequent blockage of Parkway Island. This congestion impacts on the free traffic flow around the five roads leading on to this major Island.

*Note: Many HGVs use this route for access into the Centrum 100 estate.*



**Photos 9. and 10. B5017 / Shobnall Road / Forest Road**

These photographs show the westerly route into Burton-on Trent. The road has a narrow width, bends and alternating gradient which is inadequate for heavy goods vehicles and further potential development in this area. Cars are parked on the pavements to reduce the risk of collision, thus reducing the pavement width to pedestrians. This is made worse on refuse collection days when pedestrians cannot walk down the pavement due to bins being left out.



Any potential residential development of a reasonable size within this area will have a significant effect on the road. Construction traffic during the development will have to be accommodated.

The bus stop has no safe pull-in for buses or a means to cross this busy road. Many bus stops along this route have painted bus stops on the road but and cars are frequently parked on them, making it difficult for buses to pull in.



**ISSUE 5 - CYCLING AND WALKING**

3.21. There is a need to improve facilities which encourage cycling and walking in the area and there is also a need to improve connectivity from the urban area to the open countryside, in particular where existing residents will be separated from the countryside by new development.

3.22. The network of cycle and pedestrian routes should be extended and improved. The following are areas of concern which require improvement:

**BURTON ROAD/MAIN STREET BRIDGE**

**Photo 11.**

This photo (11) shows the top of Burton Road/Main Street Bridge and the slightly wider pathway over the top.



**Photo 12.**

This photograph shows the Burton Road/Main Street Bridge viewed towards the centre of the village. It highlights the extreme narrowness of the footpath, which is heavily used by cyclists to avoid having to use the narrow roadway over the bridge. It demonstrates the issue of the narrow footpath and the evasive action that traffic takes to avoid cyclists over the bridge. This is a blind hump-back bridge with poor visibility for overtaking. The other point to note is the general overhang of shrubbery and trees which does not help matters. Road drains on the approach out of Burton are deep and cyclists are required to ride further from the kerb into the roadway to avoid them.



**Photo 13. Main Street Bridge - View looking back up the bridge towards Burton**

The view down the bridge into the village again highlighting the narrowness of the footpath, this also highlights the danger of the road bridge with a large HGV using the route and its close proximity to the footpath.



- 3.23. One key way to integrate existing and new development is to create a network of foot and cycle paths. The Neighbourhood Plan proposes a number of improvements, for example, there should be more opportunities to get to and from school by using these modes of transport. This could be done, for example, by introducing cycle routes to be from Paget High School to Clays Lane.
- 3.24. Foot and cycle ways will only be well used if they are safe and well maintained. Safety is something that can be tackled by this Plan. In some cases, maintenance is a planning issue, for instance as part of S106 agreements, and the Parish Council will use its influence and limited powers to try and ensure maintenance is carried out in the proper manner by the responsible bodies. Also, the Parish Council would like to use CIL (Community Infrastructure Levy) funding for identified improvements, if this is introduced by East Staffordshire Borough Council.

**CENTRUM 100 BUSINESS PARK**

- 3.25. These photographs below show the poor design of cycling and walking infrastructure in recent Centrum 100 Business Park. Planned cycling and walking routes often simply come to a stop, and users are required to cross the main road, then cross back again, or use unpaved areas to gain access to major offices and industry throughout the development. Some paths remain unfinished or blocked off.



**TATENHILL LANE AND LAWNS FARM**

3.26. This view (Tatenhill Lane and Lawns Farm) is taken looking down Tatenhill Lane from Branston Bridge pub. This route is often used by cyclists from across Burton to gain access to the open countryside. A permissive footpath was present on the left hand side of the Lane until recently. This was used by Branston residents to gain access to the National Forest parkland on Battlestead Hill and Tatenhill to avoid walking on the road.

**LAWNS FARM – BATTLESTEAD HILL, NATIONAL FOREST**



3.27. Photograph 21 above, on the left, shows the route of National Route 54 cycle way which runs through Lawns Farm and gives direct, relatively flat, access to Shobnall/Outwoods.

3.28. The photograph on the right shows the heavily used walking route to the side of the cottage on the Tatenhill Lane bend. This provides access to the National Forest at Battlestead Hill and Tatenhill.

## TRENT AND MERSEY CANAL

**Photo 23.**



3.29. This photograph shows the Trent and Mersey Canal towpath alongside the Bridge Inn and Branston Water Park. The path runs along the length of the Lawns Farm development and is much used by boaters. In places, the path is rutted with deep holes that fill with water if it rains and there is no clearly defined path along some stretches.

### ISSUE 6 - CAR PARKING

3.30. There is currently insufficient car parking and there are various locations where additional car parking provision should be explored, including Main Street, Clays Lane, Forest Road and Henhurst Hill.

3.31. There is a need to ensure that all future development has sufficient car parking provision for occupiers and visitors. Parking requirements should be linked to particular house types and sizes. The width and facilities for on street parking is currently an issue in the existing estates of Clays Lane and Henhurst Hill.

3.32. Recent developments have provided insufficient off street parking for the number of cars owned by those occupying the dwellings. As a result, there are high levels of on street parking which make it difficult for vehicles to pass, particularly emergency vehicles. It also makes it

dangerous for pedestrians who have to cross the road between parked cars. ISSUE

### 7 - COMMUNITY FACILITIES

3.33. Many existing community facilities need support, and local groups would welcome the additional interest, membership and support likely to be generated from the large scale new housing developments in Branston.

3.34. There may be a need, however, to consider the impacts on existing health service provision including dentists and general practitioners and to ensure that there is capacity to meet the likely increased pressure on services. Existing open space provision in the area including allotments, football, cricket and other sports pitches may be inadequate for the scale of new development proposed and additional facilities may be required to meet future local needs.

## ISSUE 8 – PROTECTION OF LOCAL GREEN SPACE AND COUNTRYSIDE

3.35. The proposed new developments will lead to the loss of extensive areas of open land and countryside around Branston and represent a major expansion of the existing urban area.

3.36. A number of green spaces within Branston, such as Clays Lane and Toadhole, are protected by existing planning policies and development around the edges of Branston means that any remaining areas of green space within the Parish may become even more valued by local people. Consequently, in addition to existing protected green spaces, the Neighbourhood Plan will seek to identify and protect any other locally important green spaces to ensure that they remain undeveloped and are of benefit to local residents and wildlife for the foreseeable future.

**Table 2: Green Areas Put Forward By the Community**

Branston Golf Club Field
Branston Cricket Field
Regatta Lane Allotments
Toad Hole
Clays Lane Park
Beans Covert
Land behind Howards Transport
Regents park play area

3.37. Some of the major developments granted permission may afford the opportunity to improve access to the River Trent, Battlestead Hill, and the National Forest Adventure Farm as major recreational and environmental resources in the area.

3.38. The major developments which have been granted planning permission will be adopting a Green Infrastructure (GI) approach in order to meet Local Plan policies. This means that, within and around the development, green networks and spaces will be required that meet a range of needs

at the same time, including taking account of local biodiversity and promoting areas as “green lungs” for recreation and exercise.

## ISSUE 9 – INFLUENCING THE USE OF PLANNING OBLIGATIONS & CIL

- 3.39. Consideration will be given in the Neighbourhood Development Plan to identify how future the Community Infrastructure Levy (CIL) could be used in the Parish. Should East Staffordshire introduce a Community Infrastructure Levy, the Parish would benefit substantially from financial contributions towards local infrastructure provision.
- 3.40. Without a neighbourhood plan, 15% of any levy collected in the Parish could go to the Parish Council for spending on infrastructure but with a plan this could increase to 25% of any levy collected in the Parish.

## **4.0. VISION AND OBJECTIVES**

4.1. The Vision and Objectives of the Branston Neighbourhood Development Plan set out where we want to be in 2031.

### **The Vision for Branston in 2031 is that :**

**Branston Parish will be an attractive and safe residential neighbourhood, with good access to a range of shops, services and employment opportunities. Local green spaces will be enhanced for the benefit of residents and wildlife, and linked to the canal, River Trent and town centre through a series of safe, green footpaths and cycleways. Traffic will be well managed. Local people will feel proud to live in Branston and to be part of this welcoming and supportive community.**

### **The Objectives for the Branston Neighbourhood Development Plan are:**

- 1. To integrate new development with the existing communities of Branston (Neighbourhood Plan Policies B1, B2, B3, B4, B8, B9, B13, B14)**
- 2. To ensure future development makes appropriate provision for new infrastructure and services that are directly related to the development, including identified educational and other local needs priorities (Neighbourhood Plan Policies B1, B2, B13, B14)**
- 3. To improve management of existing traffic and to ensure that any additional impacts linked to the development locations are addressed (Neighbourhood Plan Policies B1, B10, B11, B12, B14)**
- 4. To improve cycle and walking networks within the parish and to support initiatives which encourage healthy lifestyles (Neighbourhood Plan Policies B1, B6, B7, B10, B11, B12, B13, B14)**
- 5. To improve parking facilities within the Parish (Neighbourhood Plan Policies B10, B11)**
- 6. To protect and enhance local green spaces and to ensure that new development responds appropriately to local landscape character and supports and enhances local wildlife and habitats (Neighbourhood Plan Policies B3, B4, B5, B6, B7, B12)**
- 7. To maintain and where required enhance existing community, recreational and sports facilities (Neighbourhood Plan Policies B5, B12, B13, B14)**

- 8. To ensure all new development is of high quality design which reflects local distinctiveness and supports climate change and sustainability objectives (Neighbourhood Plan Policies B1, B2, B6, B7, B8, B9)**

## **5.0. BRANSTON NEIGHBOURHOOD DEVELOPMENT PLAN POLICIES**

- 5.1. The policies in the Submission Neighbourhood Plan have been prepared to be in conformity with the National Planning Policy Framework (NPPF)<sup>1</sup>, Adopted East Staffordshire Local Plan 2006<sup>2</sup>.

### **INTEGRATING NEW DEVELOPMENT INTO BRANSTON**

#### **INTEGRATING NEW DEVELOPMENT WITH EXISTING COMMUNITIES**

- 5.2. As identified in Issue 1 above, there is a need to ensure that new development in Branston is fully integrated into existing communities and settlements, to the benefit of all. These policies aim to improve physical, environmental and social linkages between existing and planned new communities to ensure that Branston develops as a whole rather than in a fragmented, disparate fashion.
- 5.3. All new major development will be required to connect with the existing areas of Branston so that the growing neighbourhood reinforces existing and proposed services. Developments should create places for new communities to grow alongside the established communities of Branston. In addition, development will be expected to improve or contribute to established pedestrian routes within the Plan area where these are related to the development. Improvements to public transport will be sought through negotiation on s106 contributions and CIL, if this is introduced by East Staffordshire Borough Council. Examples of the specific public transport improvements the community has highlighted as being desirable are set out in Section 6.
- 5.4. There is a significant stretch of canal towpath running through the plan area and this provides a traffic-free pedestrian route which provides a link northwards to Burton upon Trent and southwards to Branston Water Park and on towards Barton under Needwood. The towpath can, and does, offer both a leisure and recreational resource and a sustainable link to access services and facilities in Burton upon Trent. The towpath is quite informal in character and does not have a sealed surface, so is not well-suited for cyclists, particularly during the winter months and/or periods of wet weather.
- 5.5. The creation of new public rights of way has to follow a formal legal process and requires the legal agreement of any affected landowners. The Parish Council will work with the Rights of Way Team

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> <http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanCoreStrategy/Pages/AdoptedLocalPlan.aspx>

at Staffordshire County Council on any schemes to improve the path network which benefit residents.

5.6. Where possible, the Parish Council will encourage developers to enhance the existing path network in line with Staffordshire County Council's Rights of Way Improvement Plan. This could include for instance:

- the creation of public bridleways or the upgrading of public footpaths to bridleways to improve provision for horse riders and cyclists across Staffordshire where there is currently a shortfall in available access routes.
- the creation and promotion of short circular walks to promote the health benefits of walking
- the replacement of stiles with gaps (where there is no stock) or gates (where there is) in line with Staffordshire County Council's Least Restrictive Principle for path furniture.

### **Policy B1 – Integrating New Development With Existing Communities**

**All new development, defined as major for planning application purposes, will be expected to include the provision of new, safe walking, and where appropriate cycling and mobility vehicle routes, linking into existing wider routes as shown on Map 3, creating an attractive pedestrian friendly neighbourhood in Branston which encourages travel by means other than the car for short journeys.**

**Wherever possible, existing pedestrian routes should be improved. The following routes, as shown on Map 3, are important for connectivity and much valued by the community and where appropriate development will be expected to contribute towards their improvement:**

- **Branston Bridge to Lawn Farm Cottage**
- **Branston Water Park along tow path to Shobnall Fields**
- **Route 54 cycle route through Lawns Farm development**

Neighbourhood Plan Objectives: 1, 2, 3, 4

## DESIGN

- 5.7. The design of new development can have a significant impact on local distinctiveness and the quality of the environment. It is therefore crucial that the design of new development is of a high quality and the respects and reinforces local character.
- 5.8. In order to ensure that the proposed major developments are more legible, they should be broken up into different 'Character Areas', each with its own identity through the use of varying scale, density, enclosure and materials. The approach should be to provide diversity and interest across the development, within an overarching and unifying "Branston / Burton-upon-Trent" style. Aspirational and exciting contemporary designs should be included as part of the mix within more modern Character Areas. Different Character Areas will also be partly defined by a mix of enclosed and open plan layouts.
- 5.9. Historic farmsteads are assets that make a significant contribution to landscape character and local distinctiveness. They are also assets that have potential economic benefits in terms of residential use. An understanding of historic farmsteads can be used to inform positive approaches to shaping the character and economy of places tailored to the future conservation and use of these assets.
- 5.10. The Neighbourhood Plan encourages development which is likely to affect historic farmsteads and the rural landscape to take account of the guidance contained within East Staffordshire Borough Council's SPD *Re-use of Rural Farm Buildings (2010)* and Staffordshire County Council and English Heritage's *Historic Farmsteads and Landscape Character in Staffordshire (2012)*. During the Plan period these documents may be replaced or updated therefore the policy makes reference to the most up to date versions.
- 5.11. The Neighbourhood Plan area is located within the National Forest. New development has a key role to play in supporting this project through the creation of new green infrastructure. It is therefore important that developers take account of the National Forest Company Design Charter<sup>3</sup>.

### Policy B2 – Design

**All new development will be of a high design quality and should reflect local distinctiveness through the careful use of materials and references to traditional vernacular styles, taking account of the most up to date design guidance adopted by East Staffordshire Borough Council. High quality contemporary designs will also be supported.**

**Building heights are expected to reflect the predominant character of the area. While development is expected to be predominantly two storeys or less, development higher**

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<sup>3</sup> [http://www.nationalforest.org/document/information/design\\_charter.pdf](http://www.nationalforest.org/document/information/design_charter.pdf).

than two storeys may be acceptable in certain locations where this would harmonise with the character of the area and the site's surroundings and be acceptable with regard to design and other considerations

Applicants will be required to identify the locally distinctive characteristics of the area and to respect and reinforce these characteristics in the design of their developments.

To ensure pedestrian routes remain open and uncluttered and to retain a sense of pride in the area, developments should include accessible and appropriate provision for the storage of waste bins, bicycles, etc. Where there is no provision for direct access to the rear of a new dwelling other than through the dwelling itself, a suitable waste store must be incorporated at the front of the dwelling so that wheelie bins for household refuse and recycling are discreetly located to ensure the quality of the design is not undermined

Development proposals which will affect historic farmsteads in the Parish should take account of up to date guidance adopted by Staffordshire County Council and East Staffordshire Borough Council regarding historic farmsteads.

Neighbourhood Plan Objectives: 1, 8

## PROTECTION OF LOCAL HERITAGE ASSETS



THE BLACKSMITH ARMS, MAIN STREET

5.12. The Neighbourhood Plan area contains a number of designated heritage assets. The Trent and Mersey Canal is a Conservation Area, protected for its character and appearance and

development should not harm this irreplaceable asset. This will be of particular relevance to any planned works around Branston Bridge which is within the Conservation Area and recorded within the Staffordshire Historic Environment Record. There is also a Grade II Listed Canal Milepost situated 10 metres south of the Bridge.

5.13. Other Statutory Listed Buildings in the Parish are listed below:

- Court Farm House and attached boundary wall to south east - Grade II
- Milepost at junction of Main Street / Hollyhock Way -Grade II
- Trent and Mersey Canal Bridge 35 (partly in Dunstall CP) - Grade II
- Office Block at Branston Depot - Grade II
- Pump House at Branston Depot - Grade II
- Canteen at Branston Depot - Grade II
- Milepost opposite 143 Burton Road - Grade II
- Postern House Farmhouse - Grade II
- Pool Green Farmhouse - Grade II
- Milepost, Henhurst Hill - Grade II
- There is also a Scheduled Ancient Monument at Sinai Park Moated Site.

5.14. As part of the evidence base for the East Staffordshire Local Plan, the County Council produced the “Historic Environment Assessment: East Staffordshire (2013)”<sup>4</sup>. This report comprises an overview of the historic environment of the Borough as well as an assessment of the impact of development in settlements identified as priorities for growth on the historic environment. The landscape is sub-divided into Historic Environment Character Zones, 2 of which fall within the Branston Neighbourhood Plan Area:

- West of Branston and Shobnall
- Outwoods and Sinai Park

5.15. These provide important background information and evidence that underpins the need to protect Branston's heritage.

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<sup>4</sup>

<http://www.staffordshire.gov.uk/environment/eLand/plannersdevelopers/HistoricEnvironment/Projects/Historic-Environment-Assessments.aspx>

## LOCALLY SIGNIFICANT HERITAGE ASSETS

- 5.16. A 'locally listed building' is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the Local Planning Authority to be of local importance due to its architectural, historical or environmental significance.
- 5.17. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list.
- 5.18. The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.
- 5.19. Currently, local listing is supported by the National Planning Policy Framework (NPPF) in particular, paragraphs 126 to 131. The NPPF defines heritage assets as including both designated heritage assets (listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens etc.) and non-designated heritage assets (those assets meriting consideration in planning decisions, but not formally designated, such as those that might appear on a 'Local List'). Planning Policy Guidance (Paragraph 041 of 'Conserving and enhancing the historic environment') states that "Local lists incorporated into Local Plans can be a positive way for the Local Planning Authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development." The Local Planning Authority intends to undertake work on preparing a Local List, and the identification of assets in Neighbourhood Plans is an important first step to creating a consistent and defensible List.
- 5.20. Locally listing a building or structure does not change or bring additional consent requirements over and above those required for planning permission and would not result in any additional legal requirements for property owners. It is intended however, to play an important role in helping to influence planning decisions. English Heritage produced a best practice guide in May 2012<sup>5</sup> which includes a suggested criterion for assessing the suitability of buildings being added to a list and suggests methods of consultation.
- 5.21. The Parish Council will work with Staffordshire County Council and East Staffordshire Borough Council to conserve and enhance the small scale features in the Parish which contribute to the attractiveness and interest of the area.
- 5.22. The following features, buildings, structures and spaces, as defined on Map 4 Local Heritage Assets, are considered to be local heritage assets worthy of protection:

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<sup>5</sup> <http://www.english-heritage.org.uk/publications/good-practice-local-heritagelisting/local-listing-guide.pdf>

- Sinai Park Estate
- Manor Farm, 79 Main Street
- Bridge Inn, Tatenhill Lane
- Blacksmiths Arms, Main Street
- Gate Inn, Main Street
- Terraced houses near the Post Office ( Arizona cottages),
- 65 to 77 Main Street
- Terraced houses near to the Gate Inn ( Cambridge & Anglesey )
- Cambridge 131 to 143 Main Street,
- Anglesey 115 to 129 Main Street
- Wayside Houses in Burton Road
- B&Q Depot Wall, Site Boundary
- Court Farm
- Wooden Houses in Bridgeford Avenue
- Two cottages opposite Court Farm
- Chapel , Main Street next to 115 Main Street
- The Big house in Main Street, 110 Main Street
- The house on the left hand side of the pathway to the Scout Hut, Ivy Cottage, 43 Main Street
- Canal Bridge, Branston Road
- Houses opposite the Bridge Inn, 63 and 65 Tatenhill Lane
- Tatenhill Well, opposite The Green, Main Street, Tatenhill
- Riverside Inn old part
- Pool Green Farmhouse
- Branston Hall Wall
- St Saviours Church, Main Street, Opposite Clays Lane
- War Memorial, Main Street, opposite and adjacent to bus stop
- WWII gun position near to the Trent on the Golf Course

5.23. These features, although not of sufficient architectural or historic merit to justify statutory listing, are an important part of the character of Branston Parish and were highlighted as such through consultation on the Neighbourhood Plan. This policy will help to ensure that they are retained, especially in relation to any development related transport improvements and will provide a platform for small scale funding bids to support their management.

5.24. It is proposed that the Parish Council will work closely with East Staffordshire Borough Council and Staffordshire County Council to progress work on agreeing and adopting a local list of heritage assets in Branston which will supersede the list of local heritage assets identified in this Plan.

## **Policy B3 - Protection of Local Heritage Assets**

**Proposals requiring consent which affect Local Heritage Assets as identified on Map 4 and listed in paragraph 5.22 must demonstrate how they protect or enhance the heritage asset.**

**Development which affects a Local Heritage Asset should take account of its individual significance and seek to promote the conservation and enhancement of the Asset and its setting.**

**The renovation or alteration of buildings or structures on the Local Heritage List should be designed sensitively, and with careful regard to the heritage asset's historical and architectural interest and setting.**

**The local heritage assets protected by this policy will be superseded by heritage assets on a Local List of non-designated heritage assets when this is prepared by East Staffordshire Borough Council.**

Neighbourhood Plan Objectives: 1, 6

### **Local Planning Policies**

#### **East Staffordshire Local Plan, July 2006 - Saved Policies**

- CSP4: Urban and Rural Regeneration

### **SHAPING WHAT HAPPENS ON NEW DEVELOPMENT SITES**

- 5.25. Branston lies within the Natural England National Character Area 69 Trent Valley Washlands<sup>6</sup>. The Trent Valley Washlands National Character Area (NCA) comprises the river flood plain corridors of the middle reaches of the River Trent's catchment in the heart of England. It is a distinctly narrow linear and low lying landscape, often clearly delineated at its edges by higher ground, and is largely comprised of flat flood plains and gravel terraces of the rivers.

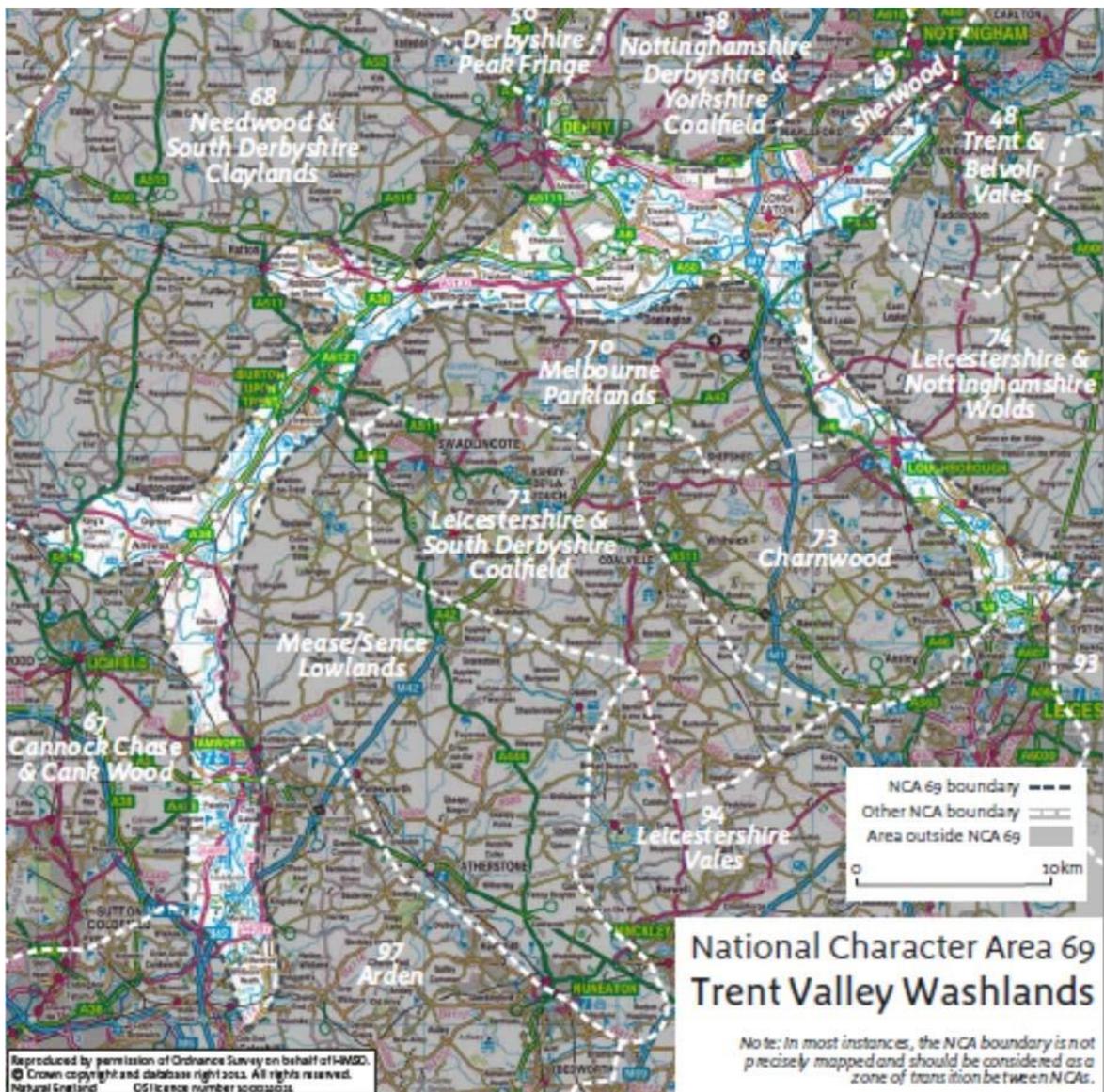
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<sup>6</sup>Natural England

<http://publications.naturalengland.org.uk/publication/5447860266991616?category=58713>

[0](#)

**Map 5 National Character Area 69 Trent Valley Washlands**



**Branston Parish Council (Licensee) Licence Number: 100054830**

5.26. Natural England identifies a number of Statements of Environmental Opportunity (SEO), which promote an approach to development which is sympathetic to the local landscape character. These include the following which are considered significant to the Branston Neighbourhood Plan:

- SEO 1: Carefully plan and manage new development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are enhanced, and the opportunities for creation of multifunctional green infrastructure are realised so that this landscape is resilient to the forces of change that it is experiencing.
- SEO 4: Protect and enhance the historic environment of the Trent Valley Washlands and their characteristic historic landscape. Increase awareness of the richness of this resource,

protect it from neglect and physical damage, and ensure that future development complements and enhances the sense of history of the NCA.

- 5.27. The historic environment forms a key component of green infrastructure. The “countryside” is in reality largely a man-made artefact and the product of generations of landscape change and evolution and is in fact not essentially a “natural” environment. The Natural England Character Area 60 Trent Valley Washlands and associated Statements of Environmental Opportunity SEO1 and SEO4 clearly set out the need to carefully plan and manage new development to protect and enhance the historic environment of the Trent Valley Washlands and their characteristic historic landscape.
- 5.28. The 2009 East Staffordshire Green Infrastructure Strategy<sup>7</sup> supports a multifunctional approach to open spaces and networks, including health and wellbeing, improving accessibility, supporting biodiversity, and protecting heritage assets.
- 5.29. Branston Parish Council would like to see local landscape character protected by policies in the Neighbourhood Plan to ensure that new development is sympathetic to local features and the distinctive character of the area.
- 5.30. This section of the Plan sets out policies for new development in Branston to help ensure that development respects its natural context and makes the best possible use of land and other resources.

## LOCAL LANDSCAPE CHARACTER

- 5.31. The Parish Council is concerned about the significant impact of the proposed new development on local landscape and the open countryside to the west and south of the existing built up areas around Branston. The Policies below set out the Parish Council’s requirements to help ensure that new developments sit comfortably within the existing landscape context, and provide suitable opportunities to enhance and strengthen local biodiversity.
- 5.32. Staffordshire County Council’s SPG “Planning for Landscape Change<sup>8</sup>”, Staffordshire County Council, 2000, identifies characteristic landscape features of Trent Valley Washlands in Chapter 7 Regional Character Area 69 - Trent Valley Washlands. This identifies characteristic landscape features of flat valley landform and floodplain; river channel with meanders, shallows and marginal vegetation; canal; waterside tree species; drainage channels and ditches; hedgerow

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<sup>7</sup> [http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/EvidenceBase/Environment/East\\_Staffordshire\\_GI\\_Study%20Update%20Oct13.pdf](http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/EvidenceBase/Environment/East_Staffordshire_GI_Study%20Update%20Oct13.pdf)

<sup>8</sup>

<http://www.staffordshire.gov.uk/environment/eLand/plannersdevelopers/landscape/NaturalEnvironmentLandscapeCharacterTypes.aspx>

oaks; narrow lanes; poplar planting and small woodlands; red brick buildings; flood pasture and hedged fields; arable farming. It is important that new development respects and enhances these distinctive landscape features of Branston through an understanding of the context that they provide. A masterplan informed by a landscape character analysis is one method of showing that this has been achieved.

- 5.33. Branston lies within the National Forest area. The main aim of this project is to create a major new wooded environment where new trees and woodlands make a significant contribution to enriching landscapes and wildlife habitats; stimulating a new woodland-related economy; providing for recreation, tourism and community involvement; and contributing to global environmental objectives such as carbon dioxide reduction. New development can play an important role in meeting the objectives of the National Forest through the conservation of existing landscape features and the creation of new green infrastructure.

#### **Policy B4 – Local Landscape Character**

**Development should respect the local environment, taking account of the local landscape character and its historical development. All development defined as major for planning applications purposes will be required to demonstrate how landscape character, historical development and features of local significance (as identified in the most up to date landscape character assessment and associated guidance produced by Staffordshire County Council) have been considered and have been used to influence the development’s layout and design.**

**Development will be required to be carefully planned and managed to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats, woodland and the hedgerow network are conserved and where appropriate enhanced, and the opportunities for creation of multifunctional green infrastructure are realised so that this landscape is resilient to the forces of change that it is experiencing.**

**Development proposals should seek to protect and enhance the historic environment of the Trent Valley Washlands and their characteristic historic landscape. Development should complement and enhance the sense of history of the area.**

**Landscape design should take account of changes in local landscape character brought about through the National Forest and new developments should seek to enhance this through new woodland creation, tree planting and enhancing connectivity between new developments and existing woodlands.**

Neighbourhood Plan Objective: 6

## HEALTH AND WELL-BEING

- 5.34. Proposed new developments provide opportunities to encourage healthy lifestyle choices. The Parish Council is keen to support more imaginative use of open spaces such as local food growing and careful design of landscaping and planting to meet the needs of both residents and local wildlife. The provision of new and improved sports facilities as a result of developer contributions from new development will also contribute positively to improving physical and mental wellbeing.
- 5.35. Developers of major residential schemes have a part to play in promoting and encouraging the use of community food growing opportunities whilst they have a physical presence on the site. With initial management and co-ordination by developers new residents may feel more comfortable in utilising these facilities, and have a greater understanding of their purpose. Basic items such as provision of a storage shed and supply of hand tools should be considered along with events for resident to meet and interact in an initial controlled environment

### **Policy B5 – Health and Well-Being**

**New development defined as ‘major residential’ for planning application purposes should support the provision of increased healthy lifestyle choices by providing high quality accessible open spaces, sports facilities and cycling / walking networks where appropriate, which meet a range of needs and requirements. Overall a green infrastructure approach to design should be provided.**

**Opportunities for the provision of raised planting beds for disabled or elderly residents to be able to access more easily will be encouraged.**

**Developers will be encouraged to consult with the community including existing and new residents to determine the preferred approach to food growing on site, whether through provision of gardens, allotments or shared space.**

Neighbourhood Plan Objectives: 6, 7

## LANDSCAPING AND PROTECTING BIODIVERSITY

- 5.36. The conservation, enhancement and creation of wildlife and habitats have an important role to play in the achievement of sustainable communities. The prospect of major new development in

Branston affords the opportunity not only to conserve and enhance the area's natural assets but also to provide new habitats.

5.37. The following policy asks development to consider a number of designated landscape and biodiversity assets. Definitions of these terms are as follows:

- Sites of Biological Importance: A non-statutory designation identifying and monitoring sites of local conservation importance, used to protect locally valued sites of biological diversity.
- Biodiversity Alert Sites: These sites are of lesser significance on a County basis, because of lower intrinsic quality, smaller size or damage or disturbance. Nevertheless they collectively form a significant part of the County's nature conservation resource, and in some cases a valuable 'reserve series' for some of the Sites of Biological Importance.
- Ancient Woodland: A woodland that has existed continuously since 1600 or before.
- Staffordshire Biodiversity Action Plan (SBAP) Priority Species: A list of species identified as being most threatened and requiring conservation action under the Staffordshire SBAP.
- Central Rivers Initiative: A partnership of local authorities, companies and other organisations seeking to optimize economic and tourism related opportunities in the restored gravel landscapes of the Trent Valley south of Burton upon Trent.

## **Policy B6 – Landscaping and Protecting Biodiversity**

**Development proposals and associated landscaping schemes should conserve and where appropriate enhance designated nature conservation assets, as shown on Map 6, including:**

- **Sites of Biological Importance (SBIs) at Branston Road, Gallowbridge, Branston Lock, Bean's Covert, Shobnall Brook and the Rookery**
- **Biodiversity Alert Sites at Easthill Wood, Sandyford Dingle Wood and Shobnall Dingle**
- **Ancient Woodland at Battlestead Hill and The Rough and Branston Gravel Pits**
- **Staffordshire Biodiversity Action Plan (SBAP) Priority Species as listed in the Needwood Woods and Parkland Zone and Primary Urban Zone - Burton upon Trent and Burton Woodlands<sup>9</sup>**
- **and any subsequent revisions to the area's nature conservation assets.**

**Development should support opportunities creating wildlife habitats for enhancing ecological networks and promote the preservation, restoration and re-creation of priority habitats. Proposals should take into consideration the objectives of the Central Rivers Initiative including the creation of reed bed, lowland wet grassland, wet woodland, rivers and streams and open water.**

**Landscaping schemes should be designed to assist in protecting new developments from prevailing winds and increasingly frequent adverse weather events associated with climate change.**

**New hedgerows should be planted and existing woodland and hedgerows should be retained where appropriate, not only to protect dwellings from the prevailing wind, but also to retain existing habitats and wildlife corridors. New hedgerows should be planted around the perimeter of the sites in order to mitigate the negative effects of the development on local biodiversity. New tree planting is particularly encouraged to support objectives of the National Forest within Branston Parish.**

**Access routes should also be improved to allow walking provision. An improved walking route from Postern Road to the National Adventure Farm, which is currently only accessed on foot by walking in the road between two blind bends, will be supported.**

**Consideration should be given in landscaping schemes to the treatment of urban edges in new developments. Landscaping schemes should provide suitable screening and a “softening” of the interface between rural and more urban areas.**

<sup>9</sup> East Staffordshire Biodiversity Opportunity Mapping, Staffordshire Wildlife Trusts, April 2013  
<http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/EvidenceBase/Environment/EastStaffsBiodiversityOpportunityMapping.pdf>

Neighbourhood Plan Objectives: 4, 6, 8

## OPEN SPACE IN NEW DEVELOPMENTS

- 5.38. The Parish Council is supportive of a Green Infrastructure approach to the design and management green space in new developments to ensure that a range of needs are provided for within any one open space.
- 5.39. Good quality open space affects the quality of life and personal wellbeing of local residents and makes an important contribution to wildlife and habitats within the Parish. This is particularly important in a built up area such as Branston, where proposals for large scale new development on the fringes are likely to extend the urban area, and distance existing communities from the open countryside. The Parish Council is keen to support new development which embraces high quality green spaces and infrastructure as an integral element of the overall design and layout of new neighbourhoods.

## **Policy B7 – Open Space in New Developments**

**New developments will be required to provide a mix of private space and open space uses which meet local need, including children’s play areas, sports pitches, allotments and**

**amenity green space in accordance with the most up to date Open Space Standards and Guidance adopted by East Staffordshire Borough Council.**

**Development which contributes towards the improvement of existing, or provision of new public open space, sport and recreation facilities and meets other planning requirements will be encouraged.**

**A Green Infrastructure (GI) approach will be promoted for all new public open space proposals in order to support community access and protect and enhance the natural environment. Proposals should be designed to provide open space, sport and recreation uses which:**

- **Are accessible to all;**
  - **Safeguard and enhance the natural environment; and**
  - **Protect Staffordshire Biodiversity Action Plan (SBAP)**
- ☐ **Priority Species and conserve and enhance designated nature conservation assets.**

**New open spaces should promote connectivity. The siting and layout of open space within new development will be key to connecting existing and new communities to the adjoining countryside and woodlands. The design and layout of the open space should also allow habitat and species connectivity through linking new open space to existing habitats and woodlands.**

Neighbourhood Plan Objectives: 4, 6, 8

### **Local Planning Policies**

#### **East Staffordshire Local Plan, July 2006 - Saved Policies**

- **CSP4: Urban and Rural Regeneration**
- **CSP5: Infrastructure and Community Provision**

## HOUSING AND URBAN DEVELOPMENT

### SUSTAINABLE HOMES

5.40. New housing in Branston will inevitably have an environmental impact, including in terms of carbon emissions, land take, water usage, sewerage and flooding. It is considered important that new development in the Neighbourhood Plan area is planned in a way that will enable new homes and communities to cope with the effects of future climate change. Consequently, it should be constructed to high environmental standards and designed to cope with the effects of climate change and not exacerbate any existing problems e.g. drainage issues which were raised through community consultation on the Neighbourhood Plan.

#### **Policy B8 – Sustainable Homes**

**Developers will be encouraged to build new homes to the highest possible sustainability standards in terms of energy and resource efficiency.**

**New development should be designed to reflect the opportunities offered by the site using layout and design to maximise on site features such as aspect, shelter, shade, and drainage. For example site layouts should include south facing buildings to maximise solar gain, and should take account of existing vegetation and mature trees to provide shelter and shade.**

**Development approved in areas with a medium – high probability of flooding following a sequential flood risk test, should be designed to be flood resilient.**

Neighbourhood Plan Objective: 8

### HOUSING TYPE AND MIX

5.41. The results of the 2011 Census show that Branston has seen a 60% increase in residents over the age of 80 during the since 2001. New housing must cater for the needs of the Parish and must therefore include provisions such as sheltered houses, bungalows. At the same time, it is important to cater for other households that can help create a diverse community e.g. smaller starter units to help attract and retain younger households.

## **Policy B9 – Housing Type and Mix**

**All development defined as major for planning application purposes will be expected to deliver a range of housing from smaller starter units to larger, more expensive properties. A mix of tenures and house types should support a sustainable neighbourhood to meet the needs of a diverse range of household types and incomes and foster community cohesion.**

**Proposals which include housing for older people to meet the needs of the aging population is particularly welcomed.**

Neighbourhood Plan Objective: 8

## **SAFER ROADS AND STREETS**

- 5.42. The Parish Council would also like to see development designed to be accessible for all, and for layouts to encourage movement by means other than the private car for short journeys. Community consultation raised issues relating to the adequacy of existing highways, car parking and walking and cycling facilities. It is considered important that new development addresses such issues and certainly does not make matters worse.
- 5.43. Lighting should be kept to a minimum to help tackle climate change and also to reduce light pollution and the impact on wildlife.

## **Policy B10 – Safer Roads and Streets**

**On all developments, streets and roads will be defined by careful use of materials, provision of off road parking and shared surfaces and traffic calming measures encouraging low vehicles speeds throughout the development. Roads should also accommodate easy access for emergency service vehicles.**

**Wherever possible, existing foot and cycle routes through sites should be preserved and enhanced.**

**All lighting should be kept to minimum acceptable levels for public safety and security. The lighting scheme for the sites should be designed to avoid as much 'light spill' as possible onto trees and hedgerows.**

## CAR PARKING PROVISION

5.44. It is important that new development does not lead to an increase in problems such as those related to car parking and highway safety. Adequate off-street parking is essential if this is to be achieved.

### **Policy B11 – Car Parking**

#### **(a) Parking for occupiers of new residential accommodation**

Unless a lower provision can be justified in the terms set out below, new residential development requiring planning permission must provide one off-street parking space for each bed space created.

Where a dwelling is subdivided into two or more separate flats, or an extension to an existing dwelling creates additional bed-space(s), each new unit will require parking provision according to the above standard.

Where the conversion of a shop to flats(s) is proposed, the same standard will apply, unless it can be demonstrated that adequate car-parking is available in the immediate area.

#### **(b) Parking for visitors/delivery vehicles**

Visitor/delivery vehicle parking will normally be required for apartment schemes. 1 space per 3 dwellings should be provided on-site, irrespective of the number of bed spaces in each apartment. For schemes with more than 10 apartments 2 spaces per 3 dwellings are required.

The above requirements will only be varied where:

there is normally spare on-street parking capacity in the surrounding area (this should be demonstrated by the applicant, with evidence from weekday daytimes - including school starting/finishing times if applicable - evenings and weekends); and

in the opinion of the Local Planning Authority, the additional parking likely to be generated by the development can be safely accommodated onstreet, without causing obstruction to driveways or hindering the passage of emergency, refuse collection and delivery vehicles (and buses if applicable).

In addition, reference should be made to the design guidelines for parking layouts as set out in Appendix III of this Plan.

## Local Planning Policies

### East Staffordshire Local Plan, July 2006 - Saved Policies

- CSP4: Urban and Rural Regeneration
- CSP5: Infrastructure and Community Provision
- R1: Retail Areas and Town Centres
- R14: Local Convenience Shopping
- T1: Transport: General Principles for New Development
- T4: Traffic Managements: Burton Urban Area Transport Management Study
- T7: Parking: Standards
- T8: Public Transport.

## PROTECTING LOCAL COMMUNITY FACILITIES AND GREEN SPACE

### PROTECTION OF LOCAL GREEN SPACE

1.45. The NPPF indicates that local communities can, through local and neighbourhood plans, identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

1.46. It sets out the criteria for sites to be designated as Local Green Space. These are:

1.47. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value

(including as a playing field), tranquility or richness of its wildlife; and

- where the green area concerned is local in character and is not an extensive tract of land.

1.48. A number of sites were put forward by the community as follows, shown on Map 7:

**TABLE 3: ANALYSIS OF SITES PUT FORWARD FOR CONSIDERATION AS LOCAL GREEN SPACES**

<b>Sites Put Forward as Possible Local Green Spaces</b>	<b>Special Qualities and Local Character (All sites meet the Local Green Space criterion of being located in close proximity to the local community, since they are all within the built up area.)</b>
<b>1. Branston Golf Course</b>	This is extensively used by the public for recreation. It is too large to meet the criteria for Local Green Spaces in the National Planning Policy Framework, but it is covered by policies protecting sports and open spaces in the 2006 and draft 2015 Local Plans.
<b>2. Branston Cricket Club</b>	This is a well-used leisure facility used by local residents and visitors to the Parish. It's covered by policies protecting sports and open spaces in the 2006 and draft 2015 Local Plans.
<b>3. Regatta Allotments</b>	These are statutory allotments and are key to the provision of local food production opportunities for local residents. As such, they are protected by statute, as well as by 2006 and draft 2015 Local Plan policies.
<b>4. Toadhole</b>	This provides a green wooded thoroughfare to the River Trent.
<b>5. Clays Lane Park</b>	This hosts a variety of sports for residents and is well-used by the local community and visitors
<b>6. Beans Covert</b>	This woodland is enjoyed by local residents for regular walking
<b>7. Land near to Howards Transport</b>	Last remaining area of green space in an area that has considerable housing development surrounding it. However, the principle of developing this site has been established, as permission for housing on the whole site has previously been granted. The permission has lapsed, but a new application has been submitted.
<b>8. Regents Park open space</b>	This area has considerable housing development surrounding it.

1.49. The following sites meet the criteria set out in National Planning Policy framework para 77 for the designation of Local Green Spaces: Toadhole; Clays Lane Park; Beans Covert; and Regents Park open space. Branston Golf Club, Branston Cricket Club and Regatta Allotments are very important open spaces in the community. Whilst they do not meet the NPPF criteria, they are covered by legislation and Local Plan policies, and their protection will be a significant material consideration in considering any planning application that might affect them.

## **Policy B12 - Protection of Local Green Space**

**The Local Green Spaces identified below will be protected from development. Appropriate enhancements and improvements that retain their largely open character and use will be permitted.**

- 1. Toadhole**
- 2. Clays Lane Park**
- 3. Beans Covert**
- 4. Regents Park open space**

**Enhancements to these areas which support local biodiversity and quality of these open spaces will be supported.**

Neighbourhood Plan Objectives: 4, 6, 7, 8

### PROTECTION OF LOCAL COMMUNITY FACILITIES

1.50. Branston has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of these facilities and therefore seeks to protect them from inappropriate changes of use.

1.51. There is a range of community facilities and local infrastructure which Branston Parish Council would like to see protected and/or improved in the area, in addition to certain deficits which have been identified locally. Current regulations in relation to public sector funding mean that schools are built to meet basic Department of Education criteria, and additional facilities for dual use by the community such as separate changing rooms, or enhanced space standards to provide larger sports halls, would have to be funded by other means such as section 106 or CIL monies, if the latter become available. 'Enhanced school facilities' is therefore included in the list in Section 6 below of aspirations to be potentially secured through section 106 developer contributions and CIL.

## **Policy B13 – Protection of Local Community Facilities**

**Proposals involving the loss of local community facilities such as local health facilities, community centres, youth centres, libraries, education facilities, care homes, community health facilities and religious buildings will not be permitted unless:**

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

Neighbourhood Plan Objectives: 1, 2, 3, 4, 7

## **PROVISION OF A NEW SECONDARY SCHOOL**

- 1.52. Proposals for new and improved school facilities in the Parish are supported by the Parish Council, but should aim to ensure that provision of open space on school sites is maximized wherever possible and that playing field facilities are made available for local community use.

## **Policy B14 – Provision of a New Secondary School**

**The Parish Council supports the provision of a new secondary school in Branston in principle, subject to other policies in the Neighbourhood Development Plan and higher tier plans. Appropriate provision should be made through the planning system to ensure that provision of open space on new and improved school sites is maximised wherever possible and that the design of new schools would enable community use of playing fields, sports halls and other school facilities.**

Neighbourhood Plan Objectives: 1, 2, 3, 4, 7

## Local Planning Policies

### East Staffordshire Local Plan, July 2006 - Saved Policies

- CSP4: Urban and Rural Regeneration
- CSP5: Infrastructure and Community Provision

## 6.0. ASPIRATIONS AND PRIORITIES

6.1. A number of landscape enhancements, traffic management improvements, enhanced school facilities and improved facilities for pedestrians and cyclists have been identified through the consultation process on the draft plan, which would benefit Branston. Whilst these aspirations do not form a part of the formal development plan policies of this Neighbourhood Plan, they are an indication to developers of the community's priorities. The Parish Council will work to secure funding to progress the following proposed improvements.

### Proposed Environmental Improvements by the Parish Council

1. Create an avenue of trees down both sides of Tatenhill Lane containing a footpath on the Tatenhill Parish side to link as safely as possible, the existing paths by the canal with Battlestead Hill. If the path could be installed on the Branston parish side along with footbridge over the canal, this would be the safer, but more expensive, option.
2. At the entrance to Branston old village from Centrum roundabout down to the school, create a hot spot by clearing and planting up both sides of the road with trees and shrubs in a manner in which it can be maintained and kept free of rubbish.
3. In order to link existing and developing settlements within the Parish to the footpaths to Battlestead Hill and the canalside, create new footpaths from:
  - a) Forest Road Development to Sandyford Dingle
  - b) Bridge Inn to Lawns Farm Cottage
  - c) Lawns Farm Development to canal towpath via canal bridge to crossing by Branston Lock or elsewhere

These footpaths are better if permanent public footpaths, but if this is not possible in all cases, and in order not to compromise any prospective developer, the paths could be permissive or allowed by some other arrangement where necessary

4. Clearing of centre of brambles etc. on the Acorn corner in Postern Road and planting bushes and/or trees to improve the site further
5. Footpath access improvements on existing paths
  - a) Battlestead Hill to Lawns Farm

- b) Sinai House to Forest Road – Lawns Farm Cottage track
- c) Sinai House to Forest Road

All the above public footpaths have access and signage problems and any footpath improvements should address these two issues

- 6.2. The Parish Council has concerns about the impacts of road traffic, both existing and that likely to result from proposed new developments, on local communities. The following sections set out how the Parish Council would like to see these issues addressed through improved traffic management and improved facilities for pedestrians and cyclists.
- 6.3. The Parish Council has significant concerns about pedestrian and cyclist safety over Burton Bridge – a route heavily used by traffic to Burton town centre. The proposal for a new pedestrian crossing should improve pedestrian safety for those crossing from Warren Lane and the opposite side of Burton Road to the Bridge footpath, and would enhance access to the village and Rykneld Primary School. In addition, the Parish Council will work to ensure that overhanging trees and shrubbery are removed to improve visibility, and drains over the bridge are repaired to enable cyclists to ride closer to the foot path. This will be done by working with owners and Staffordshire County Council.

#### **Parking, Traffic Management and Public Transport Improvements Proposed by the Parish Council**

- 1. Pursue with the Highway Authority, the widening of the existing pavement to provide a combined footpath and cycle route over Branston Bridge, from the proposed site access for Branston Depot development on Burton Road to Clays Lane junction
- 2. Improve parking provision to allow enhanced access to the village centre, subject to meeting highways and access requirements
- 3. Make junction improvements at Burton Road to support improved access to the development proposed at Branston Depot. Transport and traffic associated with the operational development of the site should be managed to reduce impacts at peak times, particularly around school opening and closing times
- 4. Improve parking provision near to the proposed entrance to the Branston Depot development to enable safer access to Paget School and any new local community facilities subject to meeting highway and access requirements
- 5. Pursue with bus operator and Staffordshire County Council improved frequency and better waiting facilities for bus services in the Henhurst Ridge/Rough Hayes area

- 6.4. The Parish Council is concerned about traffic congestion on Wellington Road (A1521) and associated impacts of heavy traffic at Parkway Island. The Parish Council will support proposals

for highway improvements to ease traffic flow such as provision of a dual carriageway from Parkway Island to the existing dual carriageway at the traffic lights at First Avenue.

- 6.5. The Parish Council will also work to promote the introduction of an HGV weight restriction on the B5017 from Six Lane Ends all the way into Burton, except for local access. This route is often used by HGVs accessing the many distribution warehouses within the Burton area and commonly on the Centrum 100 business estate. This restriction would help alleviate the many problems with this road, would make it safer for the current users and assist with the development of any new build development within this area.
- 6.6. Overall there is a need to provide a safe - free flowing traffic environment that meets the current village requirements and that of the proposed new developments. It is felt that this can be achieved through enhancing the current provision with the addition of several proposals. The Parish Council will work with Staffordshire County Council Highways Department to consider these proposals in more detail through the Transport Strategy.
- 6.7. Members of the community in the Henhurst Ridge/Rough Hayes area commented on the need for a better frequency and improved waiting facilities on the bus route serving this area. This was particularly important given the number of older people living along the route, and the additional housing given permission off Forest Road.

#### **Developer Contributions – Highway Improvement Priorities**

Developer contributions will be sought for a range of highway improvements including the following, subject to detailed highways and access requirements:

1. Major road improvements to the A5121 / Wellington Road / Parkway Island
2. Support scheme to discourage use of Shobnall Road/Forest Road
3. Provision of improved access at the A38 Branston Island/Branston Interchange to the proposed new development at Lawns Farm
4. In the event of development coming forward, Callister Way would be brought forward with the Parish Council exploring the possibility of a bridge

- 6.8. The Parish Council is keen to support initiatives which encourage walking and cycling to reduce reliance on the private car, and to ensure that the environment around Branston is pleasant, and can be enjoyed by local residents. There is a need to provide a comprehensive, easily accessible cycling and walking network throughout the parish and proposed new developments. It is felt that this can be achieved through enhancing current provision with the addition of several new routes.
- 6.9. In addition to a focus on new development the Plan wishes to encourage the linking of leisure, schools and other facilities ensuring these are safe, well lit and accessible for all, including safe routes to schools. The Parish Council is committed to working with neighbouring parish councils

in order to provide an integrated network of leisure routes specifically a circular walk around the western edge of Burton.

6.10. There are also concerns that the walking and cycling routes through the Centrum business park are often not of a high standard, and in some places the routes remain uncompleted. There is a need to ensure that all walking and cycling routes designed as part of new development should be completed. In areas where footpath sections are missing, the Parish Council would like to see a requirement for new development proposals to continue and enhance the existing walking and cycling routes. New development at Centrum may assist in delivering this further.

6.11. The following table sets out how the Parish Council would like to see initiatives developed to support and encourage walking and cycling through the area, this is a list of key priorities but is

not exhaustive and other projects may emerge over the Plan period which contribute to the objectives outlined in the previous paragraphs.

## **Developer Contributions – Walking, Cycling and Equestrian Activity**

The following proposals for improved walking and cycling and equestrian routes through Branston will be supported through developer contributions from developments in the immediate vicinity:

1. The enhancement of Tatenhill Lane or similar route for both cyclists and walkers, from the Bridge Inn to the National Forest. This route should have a direct link to the National Cycle network (Route 54)
2. The enhancement of Cycle Route 54 through the Lawns Farm development to allow access to Shobnall Road, and any other cycle paths should be enhanced – see Policy B1
3. The improvement of the Trent and Mersey Canal towpath for walking and cycling from Tatenhill Lock to Shobnall Lock. The towpath should include a hard standing route to link up with Shobnall Fields
4. Enhancement to the A38 underpass including improved lighting
5. The provision of a dedicated cycling route from Paget School south towards Clays Lane junction and north along Burton Road, to support safe and easy access for pedestrians and school children
6. The provision of an integrated walking and cycling network from the current village linking to proposed new housing developments at Land South of Branston, Branston Depot and Lawns Farm, and from these developments to local employment areas including Centrum 100, Morrison's supermarket and associated retailing and leisure facilities, The National Forest (Battlestead Hill) Branston Water Park, and the Trent and Mersey Canal
7. The enhancement of walking routes from the various access points on Burton Road and Main Street to the River Trent
8. The improvement of local bridlepaths
9. An improved walking route from Postern Road to the National Adventure Farm will be supported and from Postern Road to Sandyford Dingle, connecting to Aviation Lane playing field
10. Enhancement of the walking/cycling route to Branston Water Park
11. Links between routes in Branston and those being put forward in Outwoods to offer a circular walk around the western edge of Burton
12. New development at Centrum should help fund improvements to connectivity and quality of the footpath and cycle network in the area
13. New links from the railway overbridge (Gallows Bridge), along the railway in the northern direction following River Trent past Riverside Hotel, Toadhole, Branston Golf and Country Club, and Leicester Line railway bridge, to join up the Washlands

6.12. Proposals which include provision for or seek to provide or enhance both existing and new community facilities will be encouraged. These proposals may be potentially delivered through Section 106 or CIL contributions where appropriate.

### **Enhancement of Community Facilities**

The Parish Council will seek to see the following facilities improved:

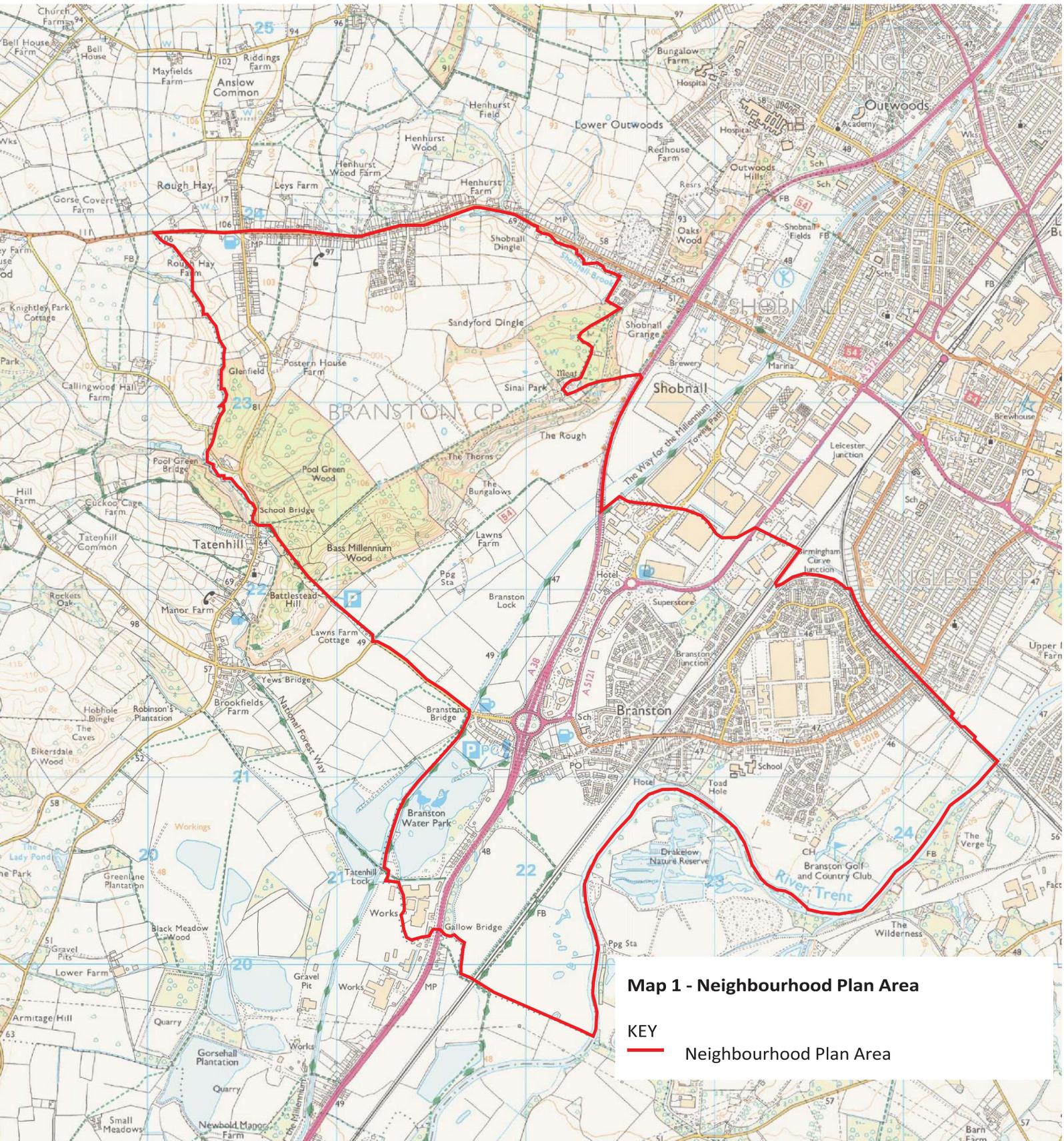
1. St Saviours Church
2. Branston Scout Group
3. GP surgery
4. Rough Hayes Community Centre
5. Branston Village Hall
6. Parish Council office
7. Enhanced or new school facilities for both primary and secondary education

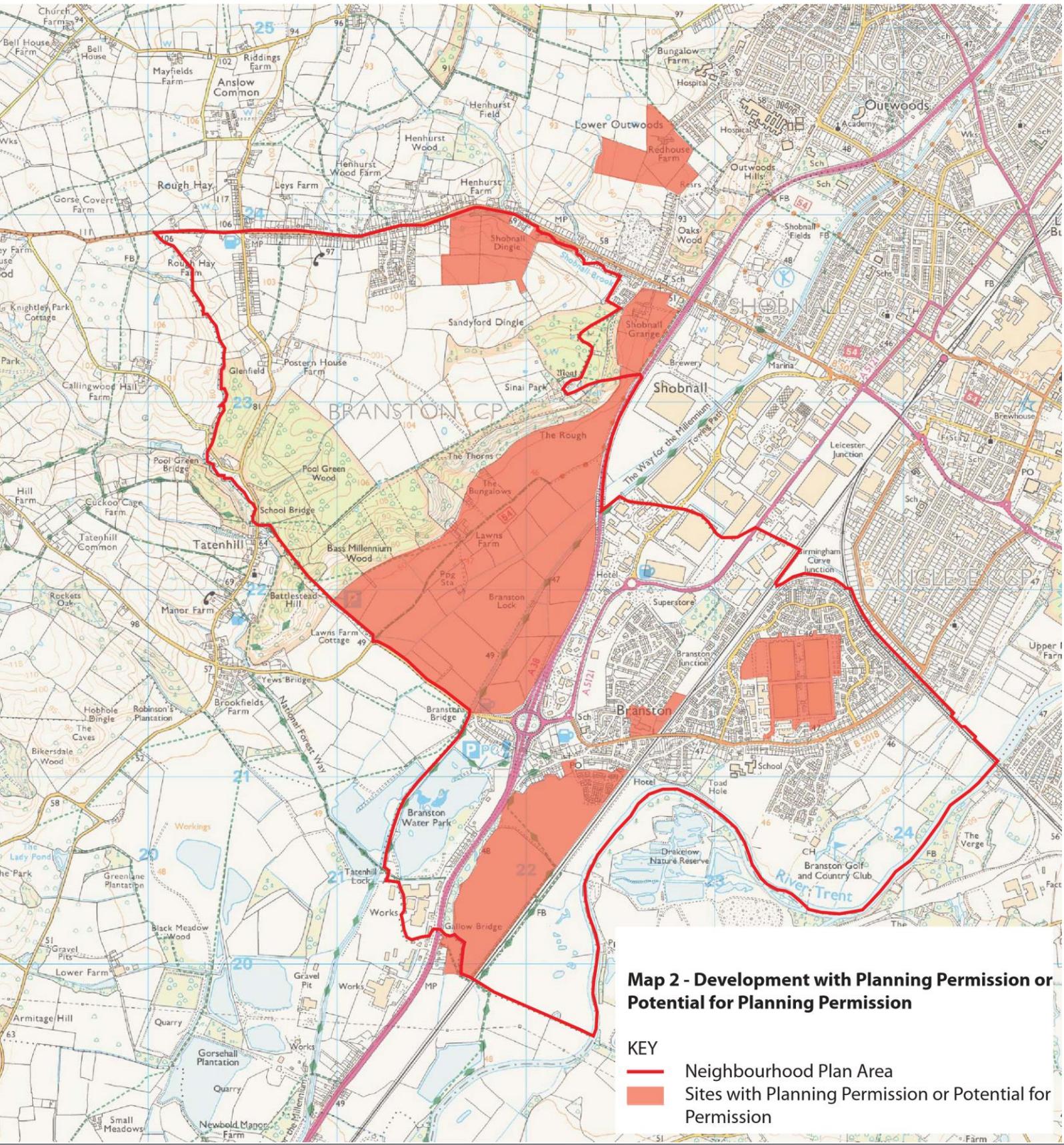
6.13. If the Neighbourhood Plan is approved and made by the Borough Council, 25% of any levy collected in the Parish could be allocated to be spent by the Parish Council.

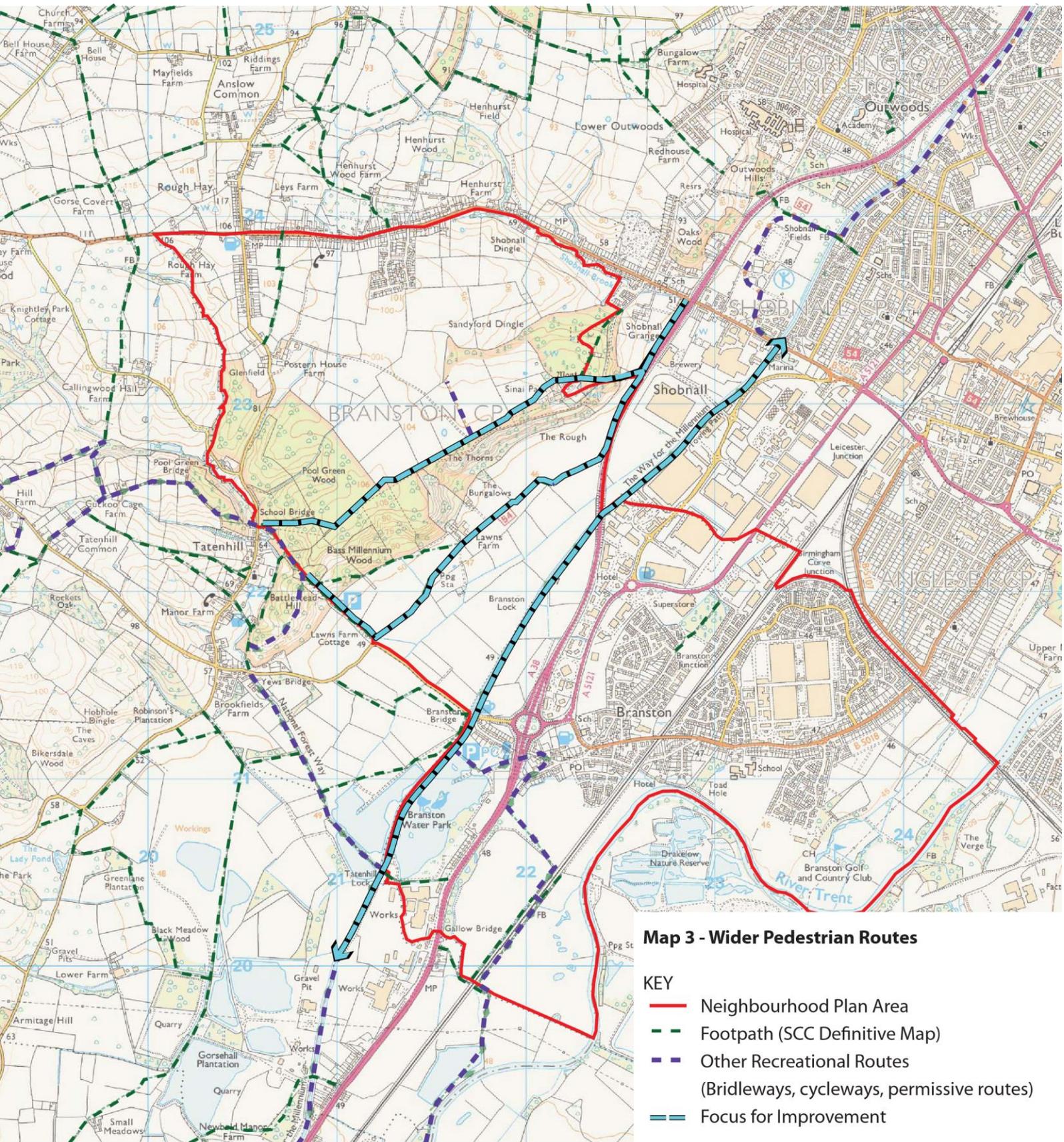
## **7.0. NEXT STEPS**

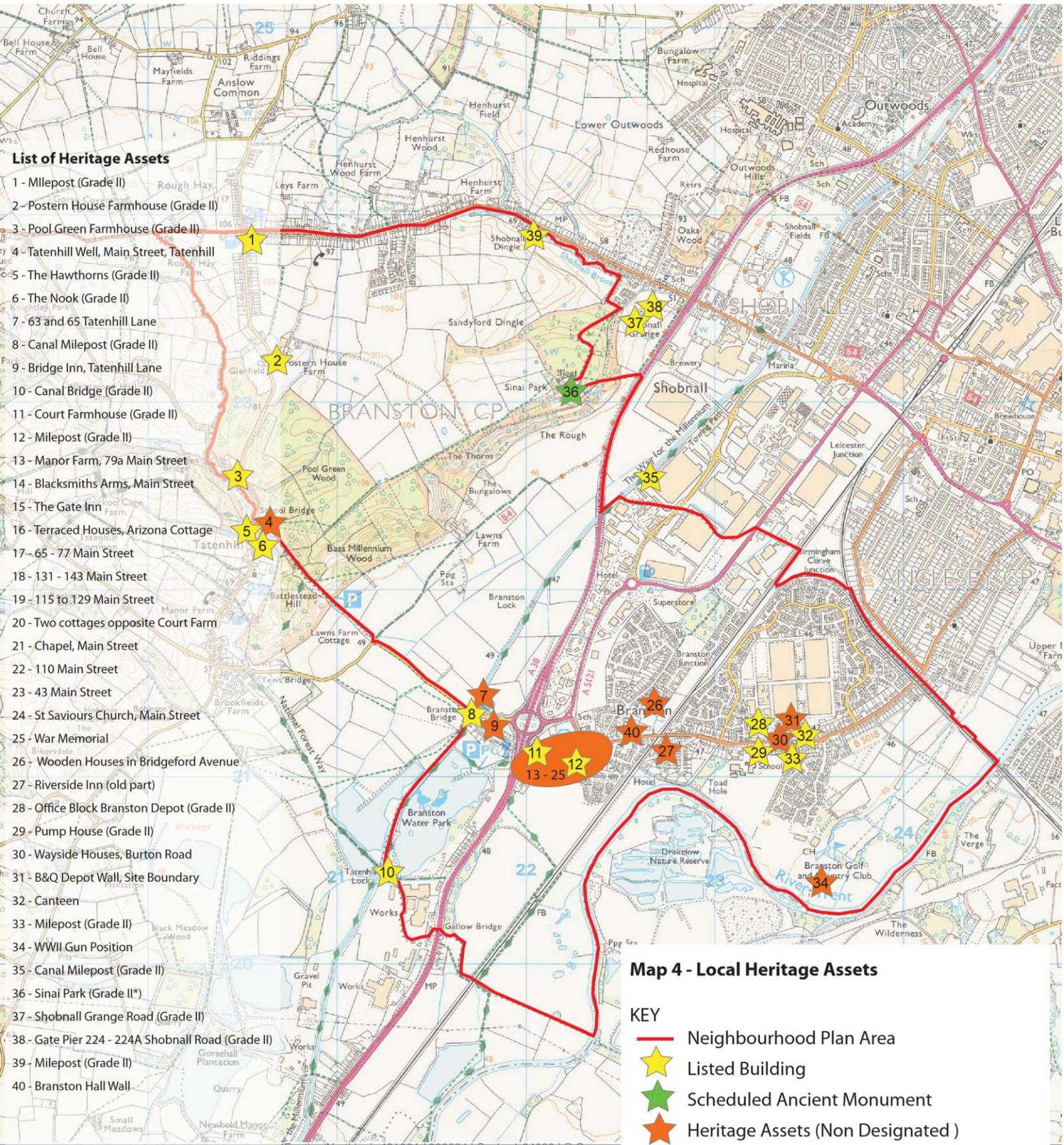
7.0. This Branston Neighbourhood Development Plan has been the subject of an independent Examination, has passed through a referendum , and was “made” by East Staffordshire Borough Council in August 2015. A revised Policy B11 and new Appendix III was the subject of an independent Examination in December 2019, and was “made” by ESBC in February 2020.

## **MAPS AND PLANS**









**List of Heritage Assets**

- 1 - Milepost (Grade II)
- 2 - Postern House Farmhouse (Grade II)
- 3 - Pool Green Farmhouse (Grade II)
- 4 - Tatenhill Well, Main Street, Tatenhill
- 5 - The Hawthorns (Grade II)
- 6 - The Nook (Grade II)
- 7 - 63 and 65 Tatenhill Lane
- 8 - Canal Milepost (Grade II)
- 9 - Bridge Inn, Tatenhill Lane
- 10 - Canal Bridge (Grade II)
- 11 - Court Farmhouse (Grade II)
- 12 - Milepost (Grade II)
- 13 - Manor Farm, 79a Main Street
- 14 - Blacksmiths Arms, Main Street
- 15 - The Gate Inn
- 16 - Terraced Houses, Arizona Cottage
- 17 - 65 - 77 Main Street
- 18 - 131 - 143 Main Street
- 19 - 115 to 129 Main Street
- 20 - Two cottages opposite Court Farm
- 21 - Chapel, Main Street
- 22 - 110 Main Street
- 23 - 43 Main Street
- 24 - St Saviours Church, Main Street
- 25 - War Memorial
- 26 - Wooden Houses in Bridgeford Avenue
- 27 - Riverside Inn (old part)
- 28 - Office Block Branston Depot (Grade II)
- 29 - Pump House (Grade II)
- 30 - Wayside Houses, Burton Road
- 31 - B&Q Depot Wall, Site Boundary
- 32 - Canteen
- 33 - Milepost (Grade II)
- 34 - WWII Gun Position
- 35 - Canal Milepost (Grade II)
- 36 - Sinai Park (Grade II\*)
- 37 - Shobnall Grange Road (Grade II)
- 38 - Gate Pier 224 - 224A Shobnall Road (Grade II)
- 39 - Milepost (Grade II)
- 40 - Branston Hall Wall

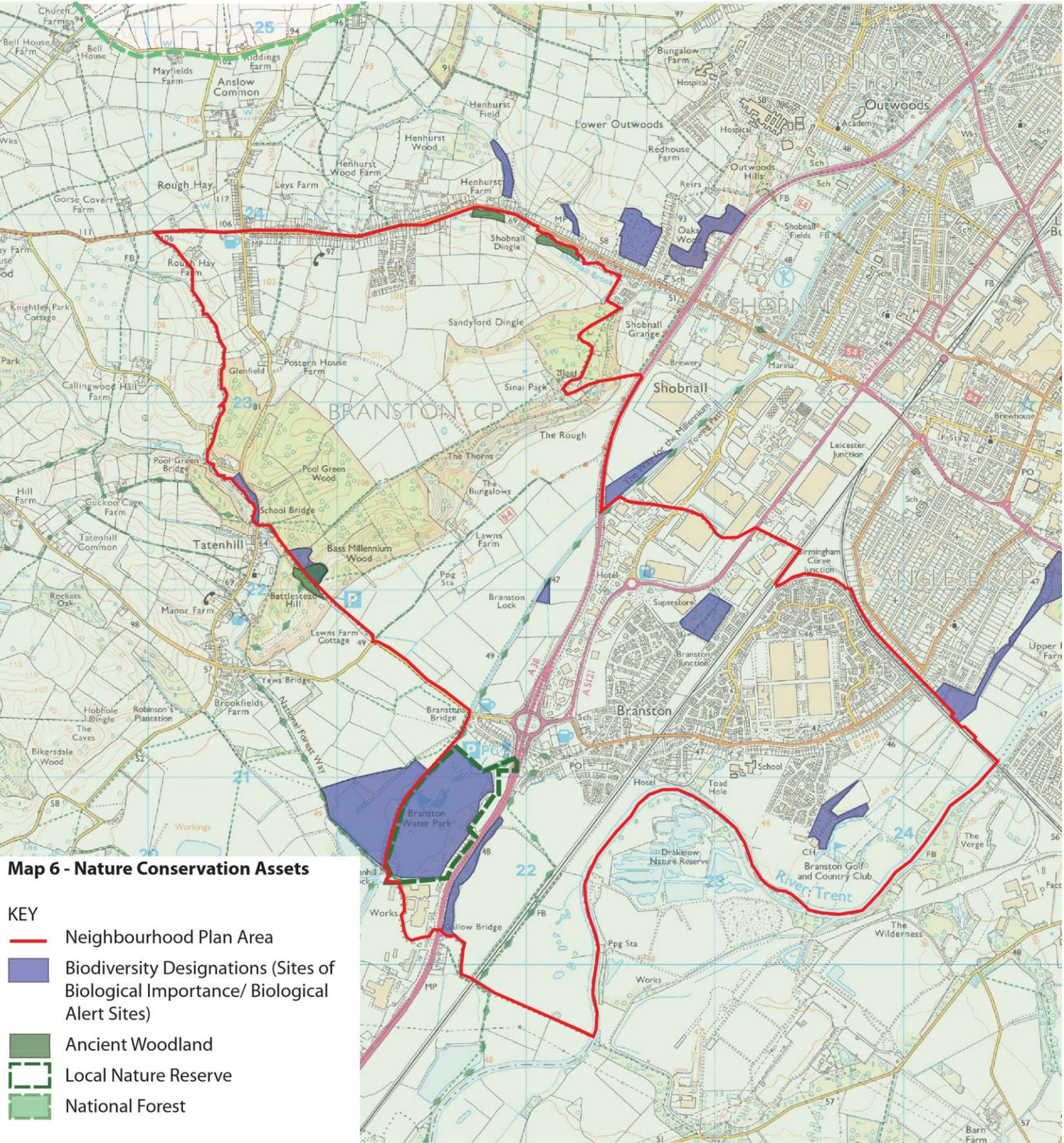
**Map 4 - Local Heritage Assets**

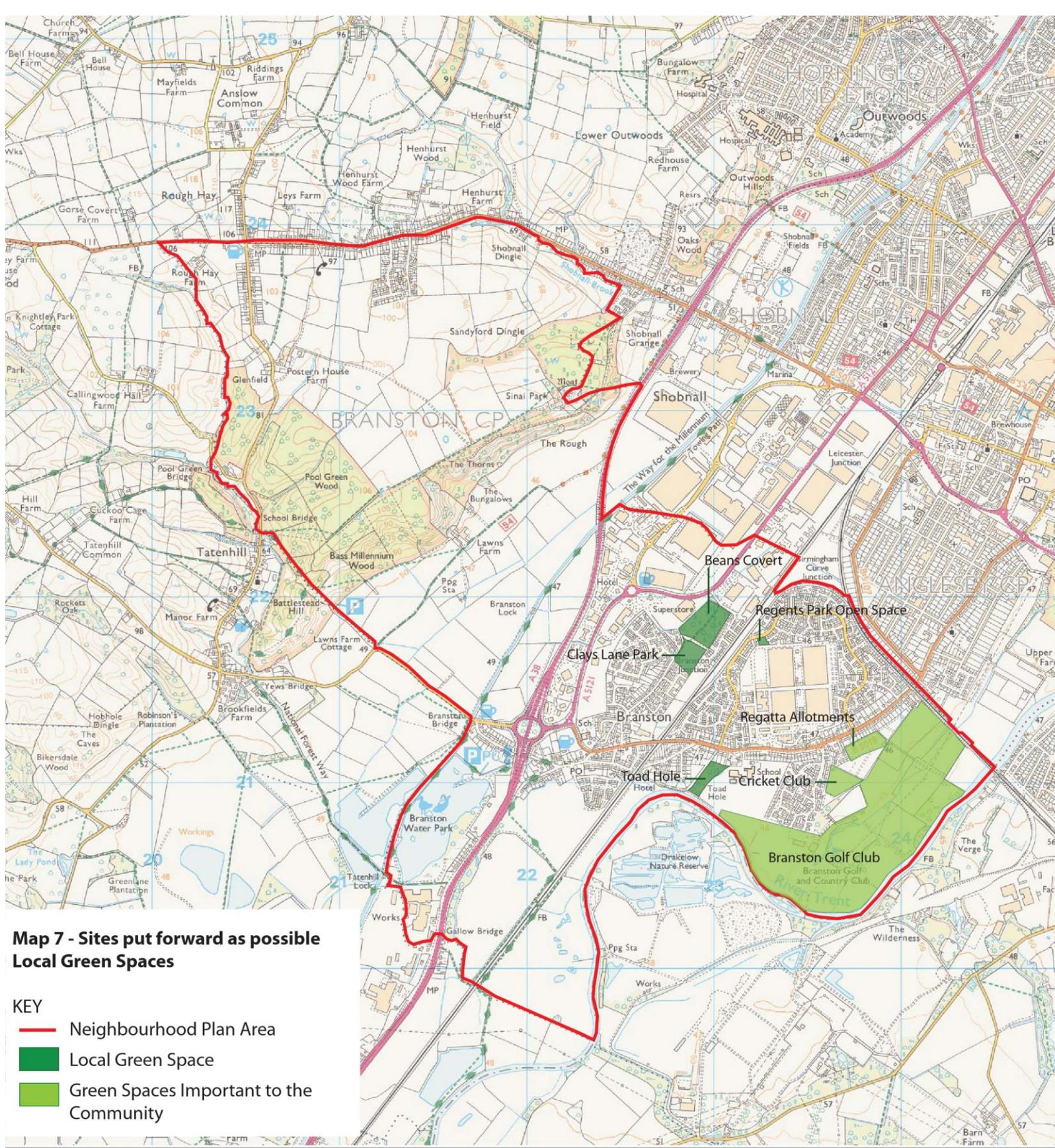
- KEY**
- Neighbourhood Plan Area
  - ★ Listed Building
  - ★ Scheduled Ancient Monument
  - ★ Heritage Assets (Non Designated)

**Map 5 National Character Area 69 Trent Valley Washlands**



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# Appendix I

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## Appendix II

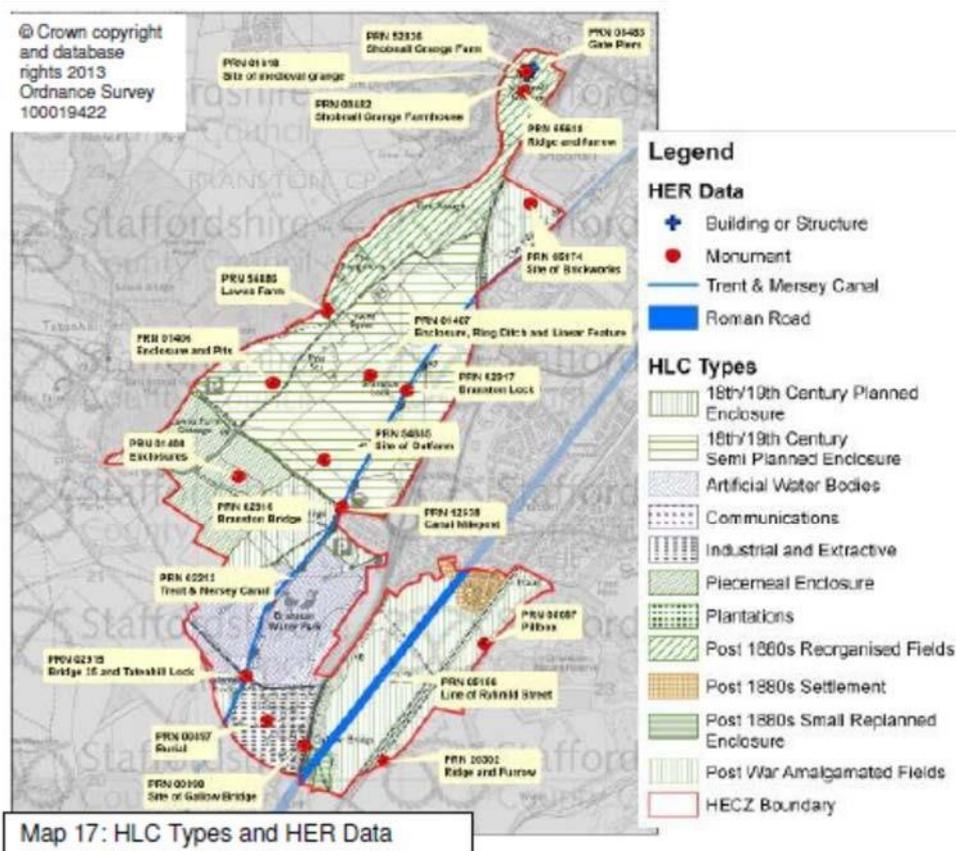
**Historic Environment Assessment: East Staffordshire (2013)**

**Staffordshire County Council - Appendix 1: East Staffordshire HEA – Bartonunder-Needwood and Burton-upon- Trent/Rolleston-on-Dove**

[www.staffordshire.gov.uk/Historic-Environment-Assessments.aspx](http://www.staffordshire.gov.uk/Historic-Environment-Assessments.aspx) .

**(Extracts relevant to Branston)**

## 2.8 BRHECZ 8 – West of Branston and Shobnall



### 2.8.1 Statement of heritage significance

The HECZ lies within the Trent Valley and consequently the topography is relatively flat, lying between approximately 48m AOD and 53m AOD<sup>100</sup>. The bedrock geology comprises Mercia Mudstone Group (mudstone), whilst the majority of the northern portion of the zone lies on a superficial geology of Holme Pierrepoint Sand & Gravel. To the south, associated with the River Trent, there is a band of alluvium<sup>101</sup>.

The river valleys of Staffordshire and of the Trent in particular have been a focus for human activity from the late prehistoric period onwards. Evidence for such activity abounds in the local landscape identified as cropmarks on aerial photography and as physical remains recovered during archaeological interventions. Within the zone there is evidence for past human activity probably dating to both the late prehistoric and Roman periods as well as human remains found in 1952 which at the time were interpreted as being

<sup>100</sup> AOD – Above ordnance datum

<sup>101</sup> British Geological Survey 2012 web:  
<http://www.bgs.ac.uk/data/services/digmap50wms.html>

Mesolithic in date<sup>102</sup>. During the late prehistoric period it is likely that the river valley offered an ideal location for the exploitation of abundant riverine resources, as a good transit and communications route and as an excellent location for settlement and other activities. The river valley continued to attract human activity particularly as a rich pastoral zone and an important communications route during the Roman period. The earliest evidence for this is the line of Ryknild Street which follows the valley on a north-east/south west alignment and which crosses farmland at the southern end of the HECZ<sup>103</sup>. The Trent and Mersey Canal, designated as a Conservation Area, was constructed in the late 18<sup>th</sup> century and crosses the zone to the north of both the Roman road and the railway<sup>104</sup>. Several structures are associated with the canal comprising two canal bridges and two locks; one of which, Branston Lock, is Grade II listed<sup>105</sup>. Further to the north along the canal there is a canal milepost dated to 1819 which gives the distances to Shardlow and Preston Brook<sup>106</sup>. In 1838 the Birmingham to Derby railway line was opened which also followed the river valley lying virtually parallel to the line of Ryknild Street across the zone (cf. map 17).

The historic landscape character of the zone is not dominated by any particular field pattern, although rectilinear fields, suggesting a planned landscape of 18<sup>th</sup>/19<sup>th</sup> century date dominate the central portion (HLC types '18<sup>th</sup>/19<sup>th</sup> Century Planned Enclosure' and '18<sup>th</sup>/19<sup>th</sup> Century Semi-Planned Enclosure' on map 17; cf. 5.4 in HEA report). The planning of this landscape, forming part of a period of general agricultural improvements, is probably associated with the establishment of Lawns Farm<sup>107</sup>. To the west of this area is a field pattern of probable post medieval date which originated through the piecemeal enclosure of a medieval open field system (HLC Type 'Piecemeal Enclosure' on map 17; cf. 5.3.1 in HEA report). All of these fields have seen a degree of field boundary loss as part of changing farming practices in the later 20<sup>th</sup> century to facilitate greater productivity. The remainder of the field systems across the zone reveal greater evidence for either field boundary loss or the replacement of field boundaries on new alignments (cf. map 17).

Further evidence of medieval open fields survives to the north of the zone associated with Shobnall Grange. Ridge and furrow earthworks survive in a small field to the south of the complex which is probably associated with the early history of the property<sup>108</sup>. The Grade II listed farmhouse is a red brick building dating to the 17<sup>th</sup> century associated with a loose courtyard farmstead possibly of similar date<sup>109</sup>. However, the farm was established in the early 14<sup>th</sup> century as a grange belonging to Burton Abbey, one of several which were founded around Burton-upon-Trent, and thus tying it closely to the history of the town itself<sup>110</sup>. The site may also be closely associated with the

<sup>102</sup> Staffordshire HER: PRN 01406, PRN 01407 and PRN 00897 on map 17

<sup>103</sup> Staffordshire HER: PRN 05156 on map 17

<sup>104</sup> Staffordshire HER: PRN 02924 on map 17

<sup>105</sup> Staffordshire HER: PRN 02915, PRN 02916 and PRN 02917 on map 17

<sup>106</sup> Staffordshire HER: PRN 12638 on map 17

<sup>107</sup> Staffordshire HER: PRN 54886 on map 17

<sup>108</sup> Staffordshire HER: PRN 55618 on map 17

<sup>109</sup> Staffordshire HER: PRN 08482 and PRN 52826 on map 17

<sup>110</sup> Staffordshire HER: PRN 01618 on map 17

moated site within Sinai Park, lying approximately 600m to the south west (cf. BRHECZ 9).

At the southern end of the zone the landscape is dominated by a large body of water forming Branston Water Park. This large lake was formed in the late 20<sup>th</sup> century having been formed from a disused gravel quarry (HLC type 'Artificial Water Body' on map 17).

### 2.8.2 Heritage values:

<p><b>Evidential value:</b> There is a high potential for below ground archaeological deposits associated with prehistoric activity in particular to survive across the HECZ. There is also the potential for below ground archaeological remains to survive associated with medieval monastic activity at Shobnall Grange as well as the potential for the historic fabric of the buildings to contribute to an understanding of their history, form and function. The low-lying nature of the land suggests the potential for the survival of palaeochannels and palaeoenvironmental remains within waterlogged deposits along the valley floor.</p>	High
<p><b>Historical value:</b> The legible heritage assets comprise the Trent &amp; Mersey Canal and its associated structures. Of particular importance to the wider history of the landscape is the complex of buildings which form Shobnall Grange which includes the Grade II listed farmhouse (associated with both Sinai Park and Burton-upon-Trent). Lawn Farm is probably associated with the creation of the planned landscape towards the centre of the zone in the 18<sup>th</sup>/19<sup>th</sup> century.</p>	High
<p><b>Aesthetic value:</b> The integrity of the historic character of the landscape has been impacted to a degree by 20<sup>th</sup> century changes to farming practice. However, the historic planned field system in the centre of the zone retains its overall character and relationship with Lawn Farm. The significance of the Trent and Mersey Canal to the historic character of the landscape has been acknowledged in its designation as a Conservation Area.</p>	Medium
<p><b>Communal value:</b> There is the potential to interpret the history of this landscape for the benefit of the community and visitors. This is reinforced by the good access across it via the Public Rights of Way network and the accessibility of the Trent and Mersey Canal, an important public and tourism resource.</p>	Medium

### 2.8.3 Recommendations

The heritage significance and values has identified the importance for the potential for below ground archaeological remains to survive across the zone as well as the contribution of the legible heritage assets to the local character and history of the area.

- The protection and enhancement of the Listed buildings and structures as well as the Trent & Mersey Canal Conservation Area (including their settings) are covered under para. 132 of NPPF<sup>111</sup>. Where development may impact upon designated assets or their settings a Heritage

<sup>111</sup> Ibid.

Statement would be required as part of the planning application (para. 128 of NPPF) and the East Staffordshire Borough Planning Delivery team should be approached for their considerations in any pre-application discussions and reference made to the Rolleston-on-Dove Conservation Area Appraisal<sup>112</sup>.

- There is a high potential for below ground archaeological deposits to survive within the zone. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>113</sup>.

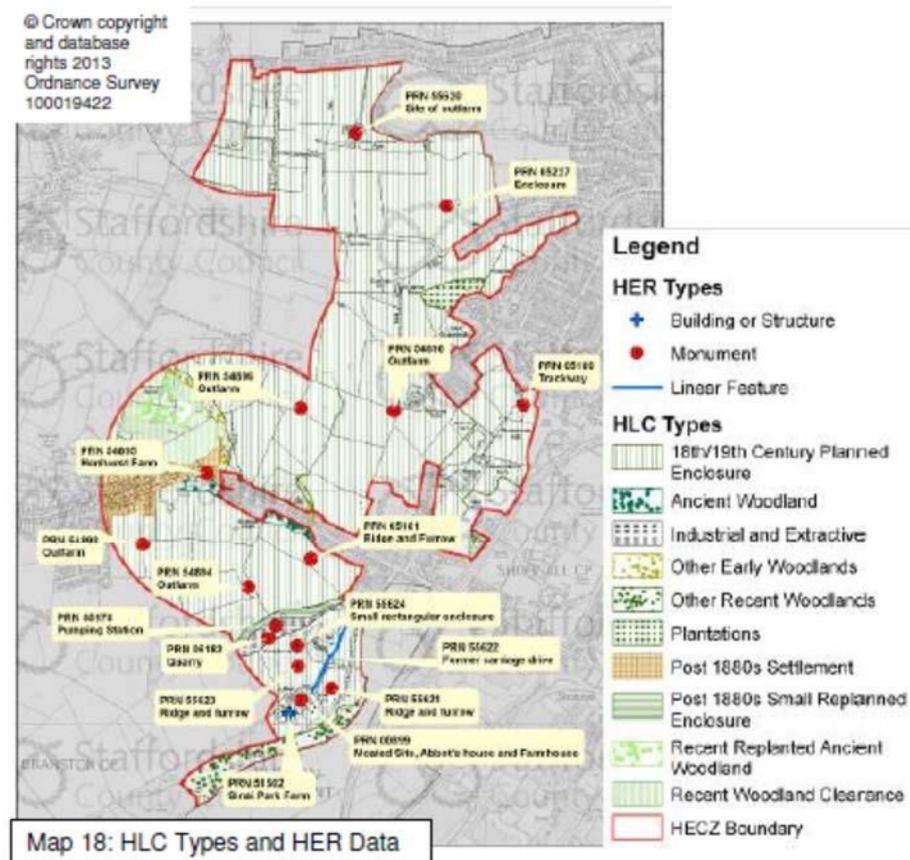
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<sup>112</sup> East Staffordshire Borough Council 2007. East Staffordshire Borough Council web viewed 19/04/2013

[http://www.eaststaffsbc.gov.uk/Planning/Conservation%20Area%20Appraisals/Rolleston%20Appraisal%20\(April%202007\).pdf.pdf](http://www.eaststaffsbc.gov.uk/Planning/Conservation%20Area%20Appraisals/Rolleston%20Appraisal%20(April%202007).pdf.pdf)

<sup>113</sup> Ibid.

## 2.9 BRHECZ 9 – Outwoods and Sinai Park



### 2.9.1 Statement of heritage significance

The land mostly lies between 90m and 95m AOD above the Trent Valley<sup>114</sup>. A small valley cuts into the landscape; Forest Road echoes the course of this valley. The highest point stands at around 100m AOD just to the north of Lower Outwoods at Bungalow Farm. The bedrock geology comprises Mercia Mudstone Group (mudstone) and is mostly overlain by a superficial geology of till<sup>115</sup>. The zone lies away from the gravels and alluvium of the Trent Valley and its earliest history is currently unclear. An enclosure identified on aerial photography, whilst being undated, may be testimony to late prehistoric or Roman activity within the zone.

The historic landscape is dominated by a field system laid out by surveyors to create a planned pattern of straight boundaries usually comprising single species hedgerows (HLC type '18<sup>th</sup>/19<sup>th</sup> Century Planned Enclosure' on map 18). The site of outfarms scattered across the landscape and Henhurst Farm (since demolished) were all established as part of these improvements to

<sup>114</sup> AOD – Above ordnance datum

<sup>115</sup> British Geological Survey 2012 web:

<http://www.bgs.ac.uk/data/services/digmap50wms.html>

agricultural productivity (map 18). To the north of Forest Road the re-ordering of the landscape was carried out following the passing of an Act of Parliament in 1771 to enclose a large area of common land known as 'The Outwoods'. The common land lay within the township of the adjacent settlement of Horninglow (now forming part of Burton-upon-Trent<sup>116</sup>) and would have provided pasture and fuel for the inhabitants of that settlement from at least the medieval period. The remains of Henhurst Wood, which existed by at least 1760, survives to the west of the zone although it was replanted in the later 20<sup>th</sup> century (HLC type 'Recent Replanted Ancient Woodland' on map 18). The former extent of this woodland is still legible although it has been partially cleared of trees; there is the potential for wood banks associated with the historic management of the woodland to survive as earthworks (HLC type 'Recent Woodland Clearance' on map 18).

The landscape to the south was probably created by the land owner at a similar period, but without the legal requirement for an Act of Parliament. This landscape had formed part of Sinai Park, which had been established as a deer park by the Benedictine Burton Abbey by the 12<sup>th</sup> century<sup>117</sup>. The woodland which screens the southern extent of the park may have its origins as part of later landscaping associated with the extant Grade II\* listed Sinai Park<sup>118</sup>. Clumps of trees lying to the east of the property may represent the remains of landscaping extant by the mid 18<sup>th</sup> century and to the north trees have recently been cleared in an area which historic maps suggest may have also formed a shelter belt by at least the late 19<sup>th</sup> century. Other features survive within the zone including the earthwork remains of the earlier carriage drive and a small rectangular enclosure of unknown date and purpose<sup>119</sup>.

The Grade II\* listed Sinai Park is a large timber framed property whose core dates to the early 15<sup>th</sup> century being remodelled in the mid 17<sup>th</sup> and late 19<sup>th</sup> centuries; the site is a Scheduled moated site and indeed its moat survives as a complete feature<sup>120</sup>. The property belonged to the abbots of Burton Abbey and was probably established by them within the deer park by at least 1334 (the earliest documentary reference to the moat) and appears to have been designed as a summer retreat and presumably a hunting lodge. Further evidence of medieval activity are the ridge and furrow earthworks which survive within Sinai Park suggesting that at least part of the park was under cultivation for part of its lifespan<sup>121</sup>. This may have been associated with Shobnall Grange (a monastic farm (grange)) which lies within the HECZ.

<sup>116</sup> Cf. Staffordshire EUS Taylor 2012a

<sup>117</sup> Staffordshire HER: PRN 00900

<sup>118</sup> Staffordshire HER: PRN 00899 on map 18

<sup>119</sup> Staffordshire HER: PRN 55622 and PRN 55624 on map 18

<sup>120</sup> Staffordshire HER: PRN 00899; English Heritage National Heritage No. 1011068; Neal 1990: 26 on BRHECZ 9 map

<sup>121</sup> Staffordshire HER: PRN 05181, PRN 55621 and PRN 55623 on map 18

### 2.9.2 Heritage values:

<p><b>Evidential value:</b> There is the potential for below ground archaeological remains to survive associated with the bishop's summer palace, Sinai Park and with Shobnall Grange, and also for further earthworks associated with its management and that of Henhurst Wood. There is also the potential for the buildings of the Sinai Park complex and Shobnall Grange to retain fabric which could further inform its origins and function. The enclosure to the north of the zone may suggest there is a degree of potential for the survival of other archaeological remains across the zone.</p>	<p>High (for Sinai Park and Shobnall Park)/Medium</p>
<p><b>Historical value:</b> The legible heritage assets make a significant contribution to the history of monasticism and of Burton Abbey in particular as well as the development of such estates following the Dissolution in the mid 16<sup>th</sup> century. The heritage assets include the historic buildings, moat, ridge and furrow and other associated earthworks. Beyond Sinai Park and Shobnall Grange the legible heritage assets comprise the late 18<sup>th</sup> century field system which contributes to our understanding of agricultural improvements during this period.</p>	<p>High</p>
<p><b>Aesthetic value:</b> The integrity of the historic landscape is well preserved in the form of the planned enclosure and the survival of the earthworks and woodland relating to Sinai Park.</p>	<p>High</p>
<p><b>Communal value:</b> There is the potential to interpret the history of this landscape for the benefit of the community and visitors. There is access to these landscapes along a number of Public Rights of Way.</p>	<p>Medium</p>

### 2.9.3 Recommendations

The heritage significance and values has identified the importance of the late 18<sup>th</sup> century landscape to the local character. The moat and buildings of Sinai Park have been identified as being of national historic importance and they are clearly associated with other heritage assets providing an important contribution to the history of monastic and post-monastic estates.

- A statement of significance will be required to assess the impact of any proposed development upon the historic environment of Sinai Park and Shobnall Grange as part of any planning application to be made within this HECZ (cf. para. 128 of NPPF)<sup>122</sup>.
- There is the potential for above and below ground archaeology to survive, particularly associated with Sinai Park, within the portion of the HECZ. Where development may result in the loss of these heritage assets (whether wholly or in part) archaeological evaluation and/or mitigation may be required to record and advance the understanding of their significance; this is supported in paras. 128 and 141 of NPPF<sup>123</sup>.
- Where alterations or changes are proposed to designated heritage assets within the zone the applicant should consult East Staffordshire

<sup>122</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>123</sup> Ibid.

Borough Planning Delivery team in the first instance<sup>124</sup>. Any works planned on or within the vicinity of the Scheduled monument and the Grade II\* Listed building should consult English Heritage at the pre-planning stage. All of the designated heritage assets and their settings are covered under para. 132 of NPPF<sup>125</sup>.

- The conservation of the fabric of the historic landscape comprising the planned field pattern, ridge and furrow and other earthworks surviving within Sinai Park is recommended. Maintenance and/or enhancement of the historic landscape fabric in this area would contribute significantly to the areas unique 'sense of place' and would ensure the continued legibility of the local historic character for the benefit of present and future generations.
- Should land within the zone be allocated for development any proposals should seek to complement the existing low settlement density and the conservation of the fabric and legibility of the historic landscape character as stated above. Any such development should also be designed to enhance the local distinctiveness and respect the local vernacular in terms of its scale and architectural form (cf. Bullet Point 4 of para. 17 (Core planning principles) and Bullet Point 4 of para. 58 in NPPF)<sup>126</sup>.

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<sup>124</sup> East Staffordshire Borough Council 2009 Web viewed 28/02/2012

<sup>125</sup> Department for Communities and Local Government 2012. Web: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf>

<sup>126</sup> Ibid.

## Appendix III

### Car Parking Design Guidelines (see Policy B11)

#### **CAR PARKING DESIGN GUIDELINES**

The following design guidelines will be applied to encourage the use of off-street parking in new development, unless there are overriding design reasons why they should be varied, and on-street highway parking problems would not be created or exacerbated:

(A) Driveways should be a minimum of 3 metres wide to allow vehicle doors to be opened and closed, so that access to the vehicle is convenient.

(B) Specific parking bays in communal parking areas should be a minimum of 2.4m wide to allow vehicle doors to be opened easily.

(C) For detached, semi-detached and end of terrace properties, driveways down the sides of properties are preferred, with at least some of the land to the front of the dwelling being landscaped garden, in order to introduce variety in the street scene by allowing breaks in the frontage. If forecourt parking is included, it should be on a minority of dwellings, and spaces should be at least 2.4m wide.

(D) Dwellings with tandem parking - where one vehicle cannot be moved without another being moved onto the road first - should only be part of the design if on-street parking can be accommodated safely on surrounding streets.

(E) Parking spaces along the gable end of a property should be a minimum of 3.2m from property wall to curtilage to allow access to side and rear doors of the house, as well as car door opening.

(F) Garage spaces should be at least 6 metres by 3 metres internally to be considered a parking space. This allows for some storage of householder items, such as bikes, as well as door-opening space.

**This document has been put together by Branston Steering Committee with help and guidance of Kirkwells Town Planning Consultancy**

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