Stapenhill Parish
Neighbourhood Development Plan
2015 - 2031

Submission DRAFT

Stapenhill Parish Council and Neighbourhood Plan Steering Group

March 2016

Contents

PART 1: The Stapenhill Neighbourhood Plan

1.   Introduction

What is the Stapenhill Neighbourhood Plan?

1.1.   The Stapenhill neighbourhood plan is a document that explains and will help guide how the Parish of Stapenhill in Burton-upon-Trent should develop over the next fifteen years.   It expresses the aspirations, concerns and ideas that local residents and community groups have for the future of their neighbourhood.   The plan has legal status in the English planning system, which requires the council and developers to follow the policies it sets out.

1.2.   The plan sets out objectives for the future of Stapenhill, along with planning policies which explain the types of development that the planning system will encourage for the area to meet the needs of local people, and which types will be discouraged.   The policies provide particular guidance on different kinds of development so that Stapenhill becomes a more pleasant, attractive and successful place to live, work and visit.

1.3.   The plan will be used by the local planning authority (the Borough Council) when making decisions on planning applications for development in the Parish, to decide whether proposals for new buildings and other kinds of development are appropriate and acceptable for Stapenhill.   It should also be referred to by property owners and building developers when they plan to undertake development, to ensure that their proposals accord with the objectives set out by the community.

2.   Background to Neighbourhood Plans

2.1.   Neighbourhood planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF), March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (neighbourhood plan) must be in general conformity with the strategic policies of the Local Plan (2012-2031).

2.2.   The designated neighbourhood plan area is the Stapenhill Parish boundary. Stapenhill Parish Council sought to ensure the neighbourhood plan represented the wishes of the whole community and so established a Steering Group to facilitate the project and make recommendations on the content of the plan.

2.3.   Neighbourhood plans are to be shaped by the local community. The role of the Steering Group and Parish Council has been to act as facilitators in enabling local interests to determine the focus of their neighbourhood plan and devise policies to tackle local issues.   The neighbourhood plan will be subject to discussion and comments from Staffordshire County Council, East Staffordshire Borough Council, Statutory Consultees, other organisations with an interest in the town, local residents and neighbouring Parish Councils.

2.4.   The policies have been written to work together and to complement each other to achieve the plan objectives. To properly understand the content and intent of each policy, it is therefore recommended that the plan is read as a whole, to understand the combined effect of the policies on a planning proposal. Each policy is given a number for ease of reference.

Using this Neighbourhood Plan

2.5.   The Plan can be used by different people. It is anticipated that it will be most relevant to:

- Property owners and developers and their agents (including architects and planning consultants)
- The Local Planning Authority (East Staffordshire Borough Council)
- Local residents, community organisations and businesses

2.6.   **Local residents, community organisations and businesses** can refer to the plan when consulted on planning applications for new development proposals. It can be also used when developers carry out early public consultation when drawing up proposals for new development.

2.7.   **Property owners and developers** (and/or their agents) proposing development in the Parish must ensure that their proposals accord with the policies, as relevant to the nature of the development. Planning applications should, where appropriate, demonstrate how proposed development accords with the policies, to contribute the achievement of the plan objectives. It is also recommended that developers consider the 'Approach to development' section within chapter 3.

2.8.   **The Local Planning Authority** are responsible for implementing the Plan, by considering development proposals against the policies and their local plan. Proposals that accord with the plan (and with other relevant planning policies) should be approved, subject to all other relevant concerns. Proposals that do not accord with the policies (where appropriate) should not be approved, except where the policies are outweighed by other material considerations.

Structure of the Neighbourhood Plan

2.9.   The neighbourhood plan consists of five parts in two main sections. These are:

Section one:

- The **introduction and this guide** on how to use the plan

- The **background to the Parish**, providing a profile of Stapenhill, its issues, challenges, strengths and opportunities.

- The **objectives of the plan**, formulated by the community to guide the writing of the Plan policies, set out the long-term ambitions for the Parish.

- A section on **monitoring and reviewing** the Plan, which sets out how the performance of the plan's implementation will be observed and assessed, and how it will be checked to see whether the policies are still appropriate, effective and relevant.

Section two:

- The fifteen planning policies themselves, written to tackle a range of Parish-specific issues across four themes of housing and development, transport, conservation and design, and landscape and leisure. The policies are presented in four chapters along these themes.

Status of the plan

2.10.   Once adopted, the neighbourhood plan will be part of the statutory development plan with the East Staffordshire Local Plan (2012-2031) and will be used to determine applications in accordance with the Planning and Compulsory Purchase Act 2004. Section 38 (6) of the latter

act requires the determination of planning applications to 'be made in accordance with the Plan unless material considerations indicate otherwise'.

2.11. Neighbourhood plans must be in general conformity with the Strategic Policies of the Local Planning Authority's (LPA) adopted Development Plan and any relevant national guidance. In the case of Stapenhill Parish this will be the East Staffordshire Local Plan as outlined above and the National Planning Policy Framework (The NPPF). The neighbourhood plan will be used between 2015 and 2031, which is the same period as the LPA's Local Plan. The policies within this neighbourhood plan are designed to add to the Local Plan policies and should not be considered to replace those policies.

2.12. It is important that neighbourhood plans remain in general conformity with relevant strategic planning policies. The neighbourhood plan will be subject to public examination and finally a local referendum before being adopted as a development plan and used in the determination of planning applications within the parish boundary (see page 7 for boundary). Once submitted to the LPA, the neighbourhood plan will be subject to a public examination and finally a local referendum, before being adopted as formal planning policy and being used in the determination of planning applications within the parish.

2.13. The neighbourhood plan has been prepared for the community of Stapenhill Parish through extensive consultation with residents and community groups – all with an interest in the future of the parish. Full details of the consultation undertaken are provided in the accompanying consultation report. The consultation activities, undertaken between June 2014 and February 2015, included meetings with councillors, police and neighbourhood officers and representatives of community groups.

View towards St Peter's Street
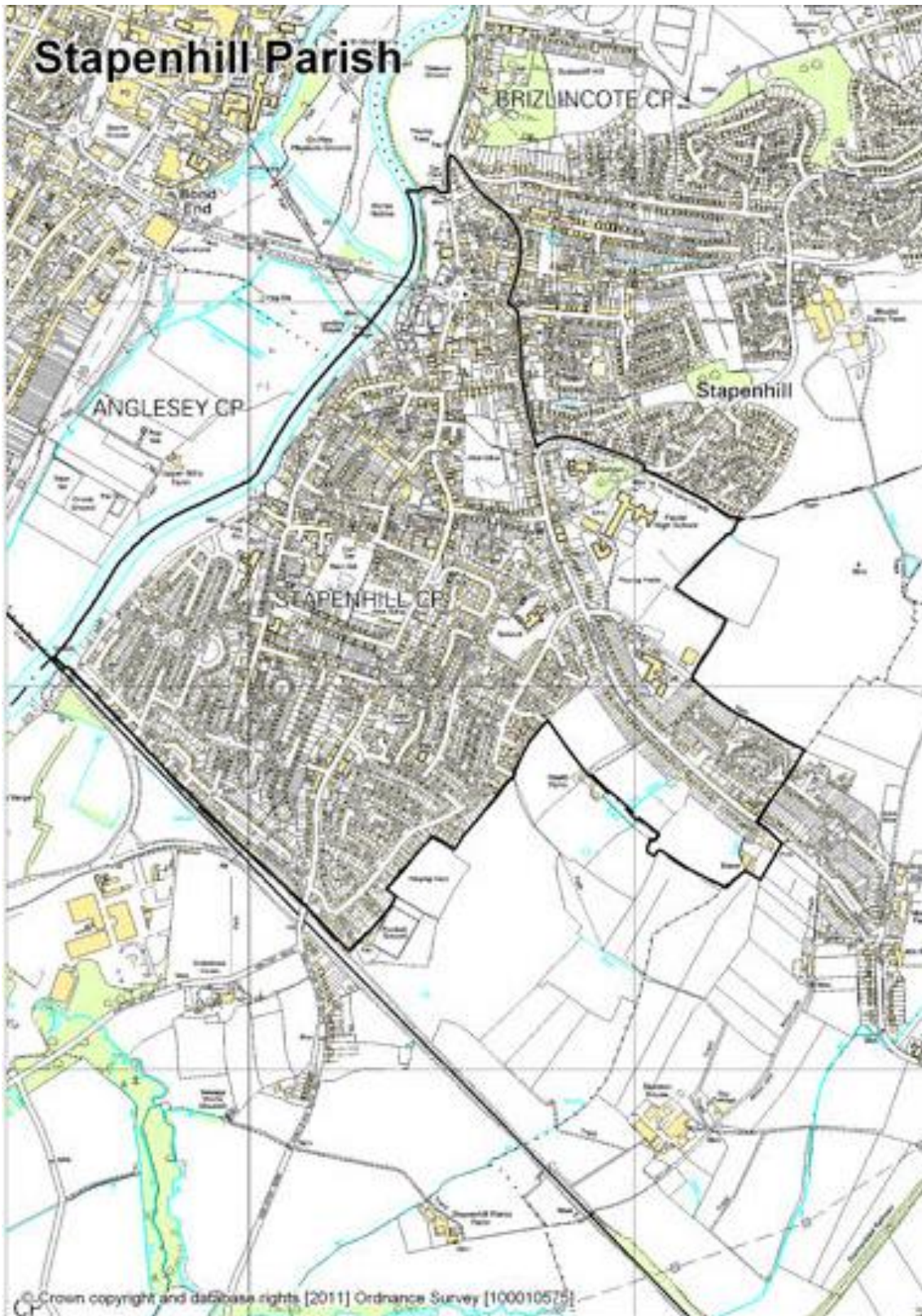
The map above shows the boundary of Stapenhill Parish.

This is the area to which the policies within this plan apply.

3.   Background to the Parish

Introduction

3.1.   Stapenhill is an attractive residential parish on the edge of Burton on Trent. The area has three distinctive neighbourhoods: Waterside – adjacent to the river Trent; Edgehill – in the centre of the parish on the high ground; and Stanton Road – a linear portion of the parish running south out of the Burton conurbation. Each offer a different range of housing, leisure and shopping opportunities attracting different types of residents. More widely, the parish offers an excellent array of shops and services and good access to green space and parks. This means that the parish is one of the most diverse but settled parishes within Burton on Trent.

3.2.   There is only limited planning activity currently in the parish. Much of this is small scale residential extensions, but there are some applications which may possibly affect the shops and services within the parish. There is a history of small scale housing developments on brownfield (previously developed) land which has also shaped the approach to developing this plan. It is applications outside of the parish that are likely to have more of an impact. Schemes for over 2000 homes on the former Drakelow Power Station site and an application for 84 homes at Model Dairy Farm (Grafton Road) are likely to impact on the parish, and have been considered in developing this neighbourhood plan.

People, Jobs and Homes

3.3.   Stapenhill is a strong community with a high proportion of older and younger people, many of its residents having lived in around the parish for their entire life. There are higher than average numbers of young people (16 – 29) than in other areas within East Staffordshire, but also a lot of people choosing to stay through to retirement with the 60+ age group also being higher than the local average. There is a good spread of old and young people within the parish, with an opportunity to attract more families into the area.

3.4.   The majority of people living in Stapenhill are in full time or part time employment with many of the population working in wholesale trade and manufacturing industries, but there are still some pockets of high unemployment. There is also a growing trend for high skilled jobs within the Parish. Despite reasonably high car ownership many residents travel to work by sustainable transport modes including a high proportion using the bicycle for their daily commute.

3.5.   There is a high proportion of affordable homes in Stapenhill, many of these being the high quality social rented properties managed by Trent and Dove (the local Registered Social Landlord).

There are lower percentages of people within the parish owning their own homes, but this is rising. Many of the homes within the parish are smaller and therefore offer a clear opportunity for those starting on the housing ladder. Many of the social rented properties are designed for older people, which creates a mixed and dynamic community.

Local Buildings and Heritage

3.6.   Stapenhill has a rich and varied built character, ranging from the historical core to the north (the remnants of the 'village' of Stapenhill which has been subsumed into the larger present-day built-up area), through to more recent pockets of modern up to date housing and services built on previously developed sites. Housing dates from the turn of the 20th century right through to new housing completed within the last five years. The majority of housing stock was built in three periods – between the world wars, in the 1950s and latterly in the 1970s. A ribbon of development on the Stanton Road includes a mixture of semi-detached residences.

3.7.   Some of these areas are more successful than others, but almost all the dwellings have private gardens to the front and rear making them attractive family homes and barring a few examples are well maintained by either their owners or the Registered Social Landlord. Many are built of of a local red-brick, however, some mid-20th century properties are built of a yellow brick typically used in that period. There are few stone buildings.

3.8.   There are four grade II listed buildings in the parish, which are clustered around the northern end of the parish and the historical 'village', including the Ferry Bridge and St. Peters Church. These buildings, set in the grounds of Stapenhill Gardens (a Green Flag park in its own right) and alongside the River Trent are very much part of the identity of the parish and its community. These features are within a conservation area for Burton Town Centre – this acknowledges the importance of the parkland alongside the River Trent, highly prized by the community. The conservation area was designated in May 1990 following the amalgamation of maps 1 and 2, which were designated in 1970.

The Environment

3.9.   Whilst largely a built up area there are a number of natural and semi-natural areas within the parish which contribute to its quality and character. Stapenhill Gardens is a key local asset. Not only is it a highly important historical park contributing to the conservation area, but it also offers a unique balance of wildlife and recreational assets which benefit the entire community. Smaller parks on Heath Road and Sycamore Road are assets which could be used more

effectively, offering a range of children's play and sports facilities, and are noted in the neighbourhood plan policies.

3.10. The banks of the River Trent are a key asset and highly valued by the community. It offers opportunities for recreational pursuits (fishing and cycling) as well as being a valuable wildlife resource. This area would benefit from better management and maintenance. The deciduous (broad-leafed) woodland next to Paulet High School is also identified as being of habitat value. There are two remnant orchards and woodland off Main Street which are also important to local biodiversity as diminishing habitats.

3.11. Aside from these identified parks and wildlife sites, the whole parish has a 'green' feel. This is mainly as a result of the mature gardens which are to the front of the majority of properties, but also because of small areas of grassland and parkland that are found throughout the neighbourhood. These spaces, often surrounded by roads and houses, offer a valuable contribution to the overall pleasant character and mean that the built form is significantly softened. Using these spaces more effectively has been a key target for the plan.

3.12. Finally, it must also be noted that the neighbourhood plan area is covered entirely by the National Forest. The National Forest is an environmental project seeking to transform parts of Leicestershire, Derbyshire and Staffordshire.

Shops and Services

3.13. Stapenhill is well provided for in terms of community facilities and this is of great benefit to the parish. There are a number of primary and secondary schools within the parish, all of which are within easy walking and cycling distance of the communities which they serve. Access to the cluster of secondary education facilities, across Stanton Road, could be improved. The number of public houses and other evening economy facilities is decreasing, and the plan hopes to check this decline. Nevertheless, a number of valuable sports and social clubs operate within the parish, offering opportunities for residents to spend their leisure time. The allotments at Rosliston Road are well used, but those behind Saxon Street less so. The area includes two doctors, a dentist and a health centre offering a range of health and wellbeing services. These facilities should be protected and enhanced.

3.14. In terms of shops, the main focus is Main Street (the traditional historical centre), which offers a range of shops both for daily shopping needs but also some specific shops including computer services and repairs, women's fashion and a florist. The shopping area also includes a post office

– although this is just outside the parish – which serves local people's needs. Other shopping parades on Rosliston Road and Short Street offer 'corner shop' type shopping opportunities, as well as a Post Office on Rosliston Road. The Tesco store on Sycamore Road, and the Coop on Stanton Road offer similar functions to the south-east of the parish although slightly larger in size. Retaining these shops and shopping areas is very important to local residents.

3.15.   The area also benefits from excellent bus services connecting Burton Town Centre, the main supermarkets in Burton and Swadlincote. Most of these routes take a circular journey through both the Waterside and Edgehill neighbourhoods, allowing good access to these services for local residents. The Ferrybridge provides an excellent direct off-road cycle and pedestrian link from the parish to Burton Town Centre - its use and protection should be supported. It is important that the plan seeks to offer improved access to and from this link for pedestrians and cyclists.

Typical residential street in the parish

4. Objectives and Approach

Introduction to the Objectives

4.1. The following six objectives have been developed as a result of community consultation with members of the general public, local businesses and local groups. They reflect the community's wishes and aspirations. They are designed to guide the policies that have been developed for the neighbourhood plan. They are based around six key overarching themes that together may be taken to set a 'development strategy' for Stapenhill parish.

4.2. Not all the policies developed will be able to deliver the aspirations of every objective. However, where possible, policies should be designed to contribute to the delivery of one or more of those listed below.

Objectives

1 - Housing and Development - "To ensure that all new development is of a high quality design and meets the needs of local residents, is in keeping with the local area, and provides necessary specialist housing for the young and old."

2 – Transport and Access - "To promote wider access for all ages and abilities to sustainable modes of transport, local shops, services and facilities and reduce the reliance on the private car."

3 – Heritage and Conservation - "To celebrate local heritage assets and history within the area whilst safeguarding local buildings of significance, the traditional 'village' core and protect existing assets."

4 – Environment - "To improve the quality and access to local open spaces within Stapenhill and make best use of recreational facilities provided and improve habitats and the biodiversity of the parish."

5 – Shops and Services - "To enhance existing services within the parish and improve provision for the young and elderly whilst encouraging businesses and making better use of the existing facilities."

6 – Public Realm - "To improve the quality and functionality of streets and spaces within Stapenhill to improve the general appearance and make outside spaces enjoyable places to be."

Approach to Development

4.3.   In addition to the objectives set out above, the plan and its policies have also been developed with the following principles in mind. It is recommended that developers and applicants consider, where relevant, the following overarching principles of development when preparing and submitting planning applications within the parish.

A.   Early consultation with the Parish Council and other community organisations is highly recommended, especially where the scheme is for more than a single dwelling or involves the use of a previously developed site. The Parish Council wish to be informed about development in neighbouring areas outside the Plan area, which may have an impact on residents in the Parish.

B.   Where possible, applications which support the ongoing activities of Trent and Dove and other social housing providers will be supported and encouraged, and applications should consider these opportunities at an early stage of preparing their planning application.

C.   In considering the development or redevelopment of sites, applicants should be mindful to not overdevelop a site, in terms of delivering a scale or density of development which would be incongruous with its immediate neighbours and preserving local amenity.

D.   Wherever possible, contributions for open space, highways and transportation and social housing should be spent locally, unless there are no viable options to do so locally.

5.   Monitoring and Review

Monitoring

5.1.   As the neighbourhood plan will form part of the Development Plan for East Staffordshire, it will be subject to the Borough Council's Local Plan Authority's Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to the neighbourhood plan policies, as they nest within the wider Strategic Policies of the Local Plan.

5.2.   As a result it is considered that the existing monitoring arrangements for the Strategic Policies and the Detailed Policies will be sufficient for most of the neighbourhood plan policies.

Review

5.3.   The neighbourhood plan has been prepared to guide development up to 2031. This is in line with the Local Plan for East Staffordshire Borough Council – a document which provides the strategic context for the neighbourhood plan. It is unlikely that the neighbourhood plan will remain current and completely relevant for the entire plan period and may, in whole or in part, require amendment before 2031.

5.4.   There are a number of circumstances under which a partial review of the plan may be necessary. These may include revision of the following existing local planning documents:

- The East Staffordshire Local Plan (2012)
- East Staffordshire Design Guide SPD (2008)
- East Staffordshire Open Space SPD (2010)
- East Staffordshire Housing Choice SPD (2010)

5.5.   In all cases, the Parish Council and its partners should consider undertaking a partial review of the neighbourhood plan in five to six years after adoption of the plan (around 2021-22), and a full review should be undertaken no later than 2030.

PART 2: Neighbourhood Plan Policies

6.   Overview of the Policies

Introduction to the Policies

6.1.   Part 2 provides the planning policies which have been written to explain how development in Stapenhill should be approached, designed and built, in order to support the objectives identified by the community set out in chapter 3.

6.2.   There are a total of fifteen policies addressing four topic areas. These are housing and design, transport, conservation and design, and landscape and leisure.

6.3.   Each of the four policy sections are introduced by explaining the background to that particular issue as it relates to Stapenhill and by setting out the local context and circumstances in which the policy area has been approached. This includes the problems, issues, concerns, objectives and aspirations of the local community.

6.4.   Each of the fifteen individual policies then forms two parts: 1) the policy itself, which provides the wording which should be understood and followed by developers when proposing new development, and by the local planning authority when considering proposals; 2) an explanatory section to provide an understanding of the reasons behind the policy, the background of the particular issue that the policy seeks to address, more detail on the outcome(s) that the policy is intended to achieve, and how the policy is expected to be implemented.

6.5.   Not all of the policies will be relevant to every type of development, but anyone proposing development in Stapenhill will be expected to ensure that they consider and address the policies that are relevant to their proposals, so that the plan is implemented successfully to achieve the local community's objectives.

6.6.   The table below sets out which of the neighbourhood plan's *objectives* will be supported by which of the Plan's *policies*. There is some crossover between the objectives and the specific themed policy areas.

Plan Policies ⬇ / Plan Objectives ➜	1: Housing and Development	2: Transport and Access	3: Heritage & Conservation	4: Environment	5: Shops and Services	6: Public Realm
Housing and Development Policies						
SH1: Housing for All	✓					✓
SH2: Previously Developed Land and Buildings	✓		✓		✓	
SH3: High Quality Design	✓		✓		✓	✓
SH4: Mixed Use and Other Uses	✓			✓	✓	✓
Transport Policies						
ST1: Cycle and Pedestrian Routes	✓	✓			✓	
ST2: Parking and Servicing Standards		✓			✓	✓
ST3: Traffic Calming	✓	✓			✓	✓
Conservation and Design Policies						
SC1: Heritage Assets	✓		✓			✓
SC2: Community Heritage Assets	✓		✓			
SC3: Shopfront Design			✓		✓	✓
SC4: Nature Conservation	✓			✓		
Landscape and Leisure Policies						
SL1: Streets and Spaces	✓	✓			✓	✓
SL2: A Network of Open Spaces	✓			✓	✓	✓
SL3: Local Green Space	✓			✓		✓
SL4: The Trent Waterfront		✓	✓		✓	✓

7. Housing and Development Policies

7.1. The community have clear aspirations for ensuring that high quality development is delivered in the Parish. In the main this will focus of the delivery of housing, but there will be other uses that may support the creation of a sustainable community.

7.2. House type data shows a predominance of 3 bedroomed and above housing within the Parish which is unsuitable for those either wishing to downsize or those wishing to buy for the first time. The policy below (Policy SH1) focuses housing growth on these smaller types of unit. In addition, there is a continued need for affordable housing in the parish. However, market housing should also form part of the housing mix to maintain the mix for the community, as outlined within the Borough Council Local Plan. It may be appropriate to develop these as higher density, high quality apartment complexes, if there is a demand identified for this type of dwelling."

7.3. A large percentage of the housing within the parish is owned and managed by local Registered Social Landlords. This policy is also designed to support their ongoing programme of works and refurbishment. Some of these works do not require planning permission, but where they do, such as with replacement or new housing, the Neighbourhood Plan offers support for these programmes.

Bungalows within the parish

> **Policy SH1 – Housing for All**
>
> **New residential development will be supported if, where appropriate, it is focused on the delivery of smaller residential dwellings of two bedrooms or less (that are incapable of being sub-divided). These properties should be suitable for families, first time buyers or elderly person wishing to move to more suitable housing. Affordable housing should be provided in line with the targets set by the Local Planning Authority in the Local Plan. In all cases properties should be provided with appropriately sized outdoor amenity space, which may be delivered as a shared garden or similar.**
>
> **Schemes which seek the redevelopment of existing social housing stock or on wider sites or areas by a Registered Social Landlord (RSL) to provide improved quality or quantity of social housing, will be supported, subject to compliance with other policies within the development plan.**

7.4. Whilst green in character as a result of the high number of parks, open spaces and private gardens there are few sites for new development within the parish of Stapenhill. This means that the reuse of previously developed land and buildings (often known as brownfield redevelopment) is a key development resource. National planning policy supports the reuse of these brownfield sites as being a form of sustainable development.

7.5. The community also acknowledge the importance of bringing these sites back into economic use. A number of vacant or derelict land and buildings undermine the high quality of some areas of the parish. This is especially true within the historic core (Main Street) where the quality of the shopping street and the gateway is undermined by closed shops and units. Bringing these back into use is a key aspiration of the plan.

7.6. Nevertheless, care needs to be taken that these shops and units are brought back into economic use. It would be easy for these to be redeveloped as new homes or flats, but allowing this to occur unchecked would reduce the availability of retail and commercial premises within the parish and ultimately the shopping offer for local people. The plan, and the policy set out below, seek to set a balance to ensure that redevelopment of brownfield and vacant buildings is supported, but not at the expense of the vitality of the shopping street.

Policy SH2 – Previously Developed Land and Buildings

The neighbourhood plan supports proposals which seek to bring back into active use previously developed land or buildings subject to compliance with all other development plan policies. In particular, it supports schemes which incorporate the sympathetic reuse of buildings and are informed by the historic character of these buildings. Where appropriate, applications for the conversion of the ground floor existing retail and commercial premises to residential dwellings will be resisted unless it can be demonstrated that the premises is no longer required and / or that there is no other viable use, following the active marketing of the property for a minimum of 6 months.

Vacant Cartpet Clearance Centre

7.7. It is not just the types and size of new housing and other development that are important, but the way that all new development, regardless of type, is designed and contributes to the places where we live and work. Garden and amenity space size is a key issue for local residents. Typically a property should be provided with a minimum of 25 sq/m of garden space per bedroom, however, this will need to be carefully considered as housing for older people do not necessarily require large private gardens.

7.8. Consultation has shown that the community are very proud of the area within which they live and the houses that they live in. National and local planning policy states that design is an important component of delivering sustainable development and helps to create a sense of identity for communities. The Borough Council have also prepared a design guide for the entire Borough that should help ensure that designs respond to the local characteristics of the site.

7.9. This is particularly important in areas in and around Burton Town Centre conservation area which covers the north-eastern end of the Parish, but this should not preclude good, innovative design at any point within Stapenhill. It is important that any buildings respond to the surrounding landscape or townscape (i.e. the streets, gardens and open spaces) that create Stapenhill's character.

> ### *Policy SH3 – High Quality Design*
>
> **All new development should exhibit high quality design and should respond creatively to the function and identity of Stapenhill Parish. High quality design will be expected of both buildings and spaces. Where affordable housing is delivered it should be indistinguishable from other dwellings. Applicants should also demonstrate that proposals have been shaped by effective and appropriate consultation, where this is relevant.**
>
> **Planning applications (excepting householder applications) should demonstrate how the proposed design responds to the characteristics of the site context, in terms of scale, mass and density. Where retail is provided, shopfronts should accord with guidance contained in neighbourhood plan policy SC2.**
>
> **Schemes should demonstrate how they have responded to the East Staffordshire Design Guide SPD (2008) or any subsequent replacement document, as well as demonstrating how they would deliver development which is energy efficient and aims to reduce carbon emissions. Where appropriate, schemes should seek to ensure that they deliver development which minimises the potential for anti-social behaviour and crime, taking account of 'Designing Out Crime' guidance.**

7.10. Most of the development within Stapenhill Parish will be small scale, mainly comprising of extensions, alterations and a few infill plots. Policies SH1 and SH2 are important for these smaller schemes, however larger sites have the opportunity to deliver greater benefits.

7.11. There are three larger sites that the community have identified as being important, and this policy seeks to ensure that the development of these will bring with them a mix of uses, rather than simply housing. Applicants are encouraged to engage with the community at the earliest possible point when developing proposals for these sites. Community uses may include new public open space, healthcare or educational facilities or new community rooms or halls.

7.12. Outside of these sites, applications for other community uses, such as community, education and healthcare facilities, or other uses which will contribute to the wider community wellbeing, will be supported. Other sites that have not been identified can contribute in a small way, by providing new local parking provision or supporting the improvement of local greenspace. Applicants will be encouraged to consider how their development may benefit the wider community wellbeing, subject to ensuring that the viability of development is not undermined.

High quality residential development within Stapenhill

Policy SH4 – Mixed Use and Other Uses

New mixed use development comprising of more than 10 residential dwellings will be supported on the following sites, subject to compliance with all other policies within the development plan:

- **Land formerly occupied by the Short Street School**
- **Land off Rosliston Road (adjacent to the health centre)**

The proposals should seek to incorporate community facilities. However, where a mixed use proposal is not deliverable for reasons of financial viability or other practicalities, applicants will be required to demonstrate why this cannot be achieved.

Other planning applications which deliver facilities or services that may benefit the wider community (including those as a result of change of use) will be supported wherever possible, unless they conflict with other development plan policies or infringe upon local amenity. Where possible new developments should ensure that they deliver flexible spaces that allow services and facilities to be co-located.

8.   Transport Policies

8.1.   The community are particularly concerned about the impact of traffic, generated from new development, on their parish. However, they recognise that Stapenhill offers a great opportunity to locate development which is in easy walking and cycling distance of a wide range of local shops, services and facilities.

8.2.   Data from the 2011 census shows that a high proportion of people living in Stapenhill either walk or cycle to work. This is higher than the national or Borough averages and therefore offers an opportunity to support sustainable transport options through encouraging walking and cycling. This should work alongside the excellent public transport connections already in place within Stapenhill, which link Burton Town Centre and Swadlincote.

8.3.   Works associated with new footpaths and cycle lanes do not always require planning permission, but where they do, the plan can support their delivery. In some cases, development proposals which have an impact on the roads within the parish means that contributions may be sought to help deliver these routes and discourage the use of the private car. The policy below supports schemes which take these opportunities.

Pedestrian routes in the parish

Policy ST1 – Access for All

The provision of new and improved cycle and pedestrian routes will be supported where planning permission is required for these works. The proposals map identifies a series of key routes across the parish which should be the focus for retention, improvement and delivery of key pedestrian and cycle routes. Wherever possible these routes should be delivered off-road or segregated from traffic flows.

8.4.   Even with support for walking and cycling, it is clear that the impact of motor vehicles generated by new development have an impact on the local area. Parking and servicing is a key concern for local residents, however, the inclusion of parking standards must be carefully considered and appropriate for the location. The standards may need to be applied with flexibility in certain circumstances, where it is clear that the type of development proposed will need less, or more, than the standard, or there will not be parking capacity or manoeuvring problems in surrounding streets or service areas.

8.5.   A neighbourhood plan can, however, require new development to proactively manage its parking requirements, taking account of the location of the development and the type of use. Retail schemes often require more car parking than housing schemes, with leisure schemes only requiring parking at certain times or even days of the week.

8.6.   It is important that when new development is accessed and serviced that it is safe and easily accessible. For this reason it is important that we consider the ways in which vehicles enter and leave sites, and that new retail and commercial premises are not served from the front where larger vehicles will cause traffic congestion and reduce road safety within the parish. Of course, within the local centres this may be relaxed in order to make sure that disused retail premises (within the tightly knit streets) can be adequately brought back into use.

Parking in the parish

Policy ST2 – Parking and Servicing

Where relevant, all new development should proactively address and manage its parking provision. Schemes should consider carefully the overall quantum provided in relation to the developments size and end use. New housing will normally be expected to deliver on-site provision of 1 space for dwellings of up to 2 bedrooms, 2 spaces for development of 3 bedrooms and 3 spaces for development of 4 or more bedrooms. All vehicles should be able to enter and leave sites in a forward gear to maintain highways safety.

Retail, commercial and leisure schemes will be required to provide appropriate parking on site, based on a thorough assessment of the accessibility of the site and the availability of public transport. Where practicable, these schemes should make provision to service the buildings (deliveries, waste disposal etcetera) off-road.

Proposals for a change of use to retail and commercial uses within one of the local centres as designated by the Local Plan may receive a relaxation of these car parking and servicing requirements, to encourage the reuse of these buildings and enhancing the vitality and viability of the local centre in these sustainable and highly accessible locations.

8.7. In cases where the impact on the local road network (both in terms of the number of cars and the increase in traffic congestion) will be significant, contributions can be sought to improve the quality and safety of the surrounding streets. The Parish Council have, as part of the neighbourhood plan process, undertaken an independent traffic count within the parish, looking at the current road capacities. Impacts can, where appropriate, be measured against this data to help identify the probable impact.

8.8. This policy seeks to target these improvements to where they will have most effect, such as around the schools or within the local centres such as Main Street, including by working with the County Council and other partners to investigate the potential of introducing weight limits on certain routes. It is hoped that appropriate traffic calming measures can be introduced, alongside public realm improvements (improvements to the streets, pavements and green areas which are publicly accessible) to both calm traffic, assist in providing parking areas and to make the area more attractive.

8.9. The community have suggested that the focus for these should be the local centres (where the shops are located on Main Street, Short Street and Rosliston Road), the schools and on the gateways to the parish. In order to deliver this policy effectively the community, parish council, developers and the highways authority (Staffordshire County Council) will have to work closely together. In particular it is important that consultation is carried out with the community members who would be most affected.

8.10. For further guidance regarding traffic calming and the design of streets the neighbourhood plan suggests the 'Streets for All: West Midlands' is referred to. The document is jointly written by the Department for Transport and English Heritage (Historic England). It provide detailed design guidance for streets and public open spaces.

Policy ST3 - Traffic Calming

New development will be required to include measures that mitigate any adverse effect on highway flow, highway safety or to the public realm within the parish, specifically in areas around the schools and the Local Centres.

Traffic calming measures and landscape designs which define gateways, improve safety and influence driver behaviour will be encouraged. Where these require planning permission they will be supported, subject to compliance with other policies within the development plan.

> **Appropriate contributions will be sought from planning applications for development (inside or outside the Parish) which are likely to increase traffic flows routes and junctions within the Parish, to implement traffic calming measures within the parish where there is a negative impact.**

9. Conservation and Design Policies

9.1. Stapenhill Parish is very fortunate to have a number of heritage assets within its borders including some listed buildings, part of a conservation area and some archaeological remains and finds hidden from public view below the ground. In addition the parish has an attractive townscape – the relationship of the buildings, space and roads – which help create a unique and distinctive character unlike any other neighbourhood in Burton.

9.2. The conservation area includes a great number of the older buildings within the area, and these, coupled with their relationship to the River Trent and the Stapenhill Gardens, are worth preserving and enhancing. New development can make or break the quality of the area, and the following policy seeks to ensure that new development responds to the importance of this area. New buildings within the conservation area have the opportunity to help establish an attractive and welcoming gateway to the parish –either as you arrive by car or on foot or cycle across the Ferry Bridge.

9.3. It is important that applications which are designed to help support the local understanding of these local heritage assets, including those above and below ground. The policy supports applications which are able to do so – this was a really important consideration for the community and one that is sensibly delivered on sites throughout the Parish.
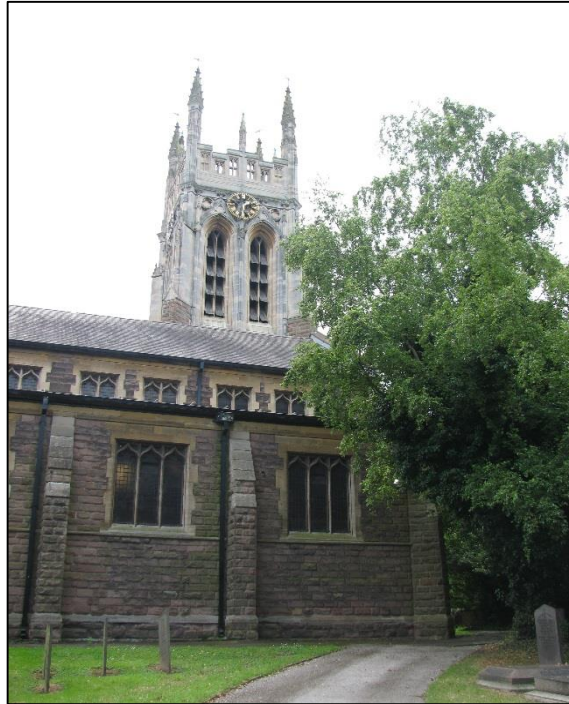
Place of worship within the neighbourhood plan area

Policy SC1 – Heritage Assets

Planning applications within the Conservation Area should be of the highest standards, taking account of the local townscape's character and appearance. Care should be taken to ensure that new development responds well to the key heritage features within the Conservation Area, including the designated assets, but also considering the relationship new development will have with the River Trent and the Washlands. Where appropriate, new development should create an attractive gateway to both the Parish and Burton on Trent.

The Parish includes a wealth of heritage assets, including those above and below ground level as identified on the County Historic Environment Record (HER). Planning applications which seek to preserve and enhance these heritage assets will be supported. Where planning applications can contribute to local understanding of these assets, either through working with local groups and schools, or through the provision of interpretation, they will be looked upon favourably subject to compliance with other development plan policies.

9.4.   As a result of the consultation on the plan, a number of buildings within Stapenhill Parish have been identified as being important and contributing to the cultural identity of the parish. Many of these are already identified as being important and designated as either listed buildings or

similar as part of the County Council Historic Environment Record. These building are protected both by the neighbourhood plan policy above and by those at the local and national level. However, there are some buildings which are not designated.

9.5. The National Planning Policy Framework acknowledges the importance of non-designated heritage assets (i.e. those that are not included on the Historic Environment Register) in helping to create the identity and character of the area. Value is often placed on older, historic buildings by a community who for reasons other than the traditional reasons for identifying a heritage asset (for example because of its architecture, rarity or even an archaeological find) and it is important that planning decisions do not ignore these non-designated assets. This policy seeks to ensure that this is not the case by highlighting the importance of the setting and character of these buildings in determining the acceptability of nearby planning applications.

9.6. East Staffordshire Borough Council are looking to produce a 'local list' which will identify buildings and other heritage assets that, whilst not designated, are considered important. Where appropriate, this policy can contribute towards the local list.

Policy SC2 – Community Heritage Assets

In addition to the designated heritage assets set out within the Staffordshire Historic Environment Record, the following non-designated buildings have been identified by the community as having some cultural and community value as heritage assets, as defined by the National Planning Policy Framework.

   A. Stapenhill Institute, Main Road

   B. New Inn Public House, Main Road

   C. Former Methodist Chapel, Ferry Street

   D. Victorian Villas at the junction of Rosliston Road and Heath Road

   E. Short Street School House, Short Street (see policy SH4)

   F. Ferry Bridge House, The Dingle

   G. Barley Mow Public House, Main Street

9.7. The consultation responses to the emerging plan were particularly concerned about the fact that the shopping areas – especially along Main Street – were beginning to look a little 'down at heel'. In many cases, poor shopfronts, often to a modern design, had begun to undermine the traditional 'shopping street' within the Parish.

9.8. Guidance for shopfronts has been part of the East Staffordshire Design Guide for a number of years, with appendix 2 of that document providing some clear and useful guidance about how to approach shopfront design. As a result, this policy seeks to ensure that the guidance is used to determine the acceptability of shopfronts within the Parish, rather than simply noting something that would be nice to have.

9.9. In all cases, the policy sets the requirement for new retail and commercial development to contribute to the overall goals of enhancing the streets and spaces on which they are placed. Having vibrant and attractive shopfronts is an important component in making sure that local retail areas – the local centres – make a positive contribution to the community's identity and wellbeing.

Policy SC3 – Shopfront Design

Retail and commercial proposals within the local centres which have a positive relationship with the street scene in terms of the forecourt or public realm, will be looked upon favourably subject to compliance with neighbourhood plan policy SL1.

Where relevant, applications for retail and commercial premises will be required to demonstrate how their shopfronts, signs and fascias (including careful consideration of materials and colours) meet the guidance set out in the East Staffordshire Design Guide (Appendix 2) or any subsequent document. Applications that do not deliver the guidelines set out in this document are unlikely to be acceptable unless it can be demonstrated that they are part of a wider high quality design concept.

9.10. Conservation isn't just about heritage buildings, but increasingly it is important to consider conservation from the perspective of ecology and biodiversity as part of planning policies. Stapenhill, whilst a fairly urban area without much in the way of open fields or landscape has some important habitats for different kinds of wildlife, including the waterside and washlands, mature trees and hedgerows and a number of parks and other open spaces which contribute to creating a diverse range of habitats. These should be considered and protected.

9.11. Private gardens, especially the larger ones in some areas of Stapenhill, are important for providing diverse habitats for local wildlife. Their importance to the green network – created by trees, hedgerows, open spaces etcetera and often referred to as green infrastructure – should not be under-estimated. In that regard almost all types of development may be able to contribute in some small way to wider nature conservation.

9.12. The policy below sets out the goal of ensuring that every planning application contributes to wildlife and biodiversity, wherever possible supporting and enhancing the network of 'green' elements or introducing brand new elements. Of course, larger schemes will be able to make a greater contribution and the plan sets out a strategy for where they can contribute (on or off site), but collectively, consideration of these matters at every level will have long lasting benefit for wildlife in Stapenhill.

Policy SC4 – Nature Conservation

Where practicable all developments, regardless of size and location, will be required to demonstrate how they will support and protect wildlife and enhance biodiversity both on and off the site. This may include, amongst other options, the retention of existing natural features within the design of a site, the use of native planting within a landscape proposal, or alternatively delivering new green infrastructure as part of public realm proposals. Furthermore, developments should seek to support the implementation of the National Forest Strategy (2014-2024).

Larger applications must demonstrate how they have responded to the wider green infrastructure network (as set out in the proposals map) as part of their submissions, through the use of either a Design and Access Statement or in the case of smaller schemes, within their site layout plans. Schemes that do not take opportunities that are available from the site - regardless of scale - will not be supported.

Valuable biodiversity sites

10. Landscape and Leisure

10.1. Many policies in the plan have highlighted the importance of the relationship of new development with surrounding buildings, streets and spaces. It is important that the quality of the streets and spaces (the public realm) within the parish is considered carefully when new development is proposed. Of course, not all development will be able to contribute but where opportunities exist they should be taken.

10.2. Applicants will be required to demonstrate as part of their application package how they have addressed a number of carefully considered criteria. Not all of these will be relevant in every case, however, they typically will apply to most developments for new houses, shops and office where they front an existing road or street.

10.3. The policy has also included a provision for the local planning authority to seek appropriate contributions from larger developments within and directly adjacent to the parish to improve the local public realm, where this will form part of a link between nearby shops and services within Stapenhill.

> ## *Policy SL1 – Streets and Spaces*
>
> **Where relevant, planning applications, regardless of scale or type, should take account of their relationship with the public realm. Through the use of detailed landscape proposals or as part of site layout plans, applications will be required to demonstrate how they:**
>
> - **Support passive surveillance and offer appropriate overlooking of streets and spaces**
> - **Match or complement existing public realm treatments in terms of materials and quality**
> - **Consider access for all, including those of impaired mobility**
>
> **Appropriate contributions will be sought from larger applications (regardless of use) withinthe parish, towards improving the quality of the parish's local environment, where these will assist with ensuring access to local shops and local services. These improvements may include, but will not be limited to, ensuring the delivery of new parking provision, and enhancing local gateways and public realm within key local centres as defined on the proposals map.**

10.4. The consultation on the neighbourhood plan highlighted the importance of the existing parks, recreation areas and other open spaces within Stapenhill. These spaces range from the informal spaces around the River Trent waterside to the formal Heath Park and the allotments, and also

include a number of the smaller spaces found within the wider area – such as large road verges or open spaces around flats and apartments.

10.5. National government guidance also supports protection for existing open spaces and recreation spaces from inappropriate development – such as being used for new housing or offices. However, development on these spaces can in some cases bring greater benefits to an area through releasing funds for new or improved facilities elsewhere. This policy ensures that there is a sensible approach taken to protecting open spaces and recreation spaces within the parish.

10.6. Importantly, this policy also seeks to address the deficiencies of children's play within the parish. Only three children's play facilities serve the parish – one of which is just outside the parish (and the borough) – at Heath Park, Cumberland Road and Sycamore Road Park. Where possible, contributions will be sought to address this lack of facilities as a priority.

SL2 – A Network of Open Spaces

The neighbourhood plan supports the delivery of a network of open spaces within and outside the plan area. This will support local wellbeing and provide opportunities for sport, recreation and wildlife. Where possible it should be ensured that these introduce native planting and that they have appropriate long term management strategies.

In addition to the large community parks and spaces there are number of smaller urban spaces identified as Local Green Space (policy SL3), which where appropriate may be used to deliver improved children's play spaces, public gardens and public art.

Contributions and funding will be sought from larger applications and other sources within the parish, towards improving the quality of local green spaces or outdoor recreation facilities within the parish. These may be focused, where appropriate, on meeting the deficiency of children's play in the parish. The thresholds are the same as those identified in the Local Plan and the Open Space, Sport and Recreation SPD

10.7. Whilst policies in the Borough Local Plan and at the national level protect green and open spaces, neighbourhood plans have the ability to identify and designate certain pieces of greens space to provide added protection. This is often useful where a piece of land is not necessarily a designed

playing pitch or park but benefits from public access and use and contributes to the overall health and wellbeing of residents.

10.8.   The following policy designates a number of Local Green Spaces. Local Green Spaces must meet certain criteria as set out within the National Planning Policy Framework paragraph 77, which states that 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 particular significance, and where the green area is local in character and is not an extensive tract of land.

10.9.   The areas identified in this policy have been chosen for Local Green Space designation due to their contribution to the parish in a number of ways. Other areas do exist (such as the existing parks and recreation fields) but are covered by landscape designations and therefore are already afforded sufficient protection.   Once designated they are protected from inappropriate development such as residential and commercial uses. A table in appendix 3 demonstrates how they meet the criteria for designation.

Policy SL3 – Local Green Space

The neighbourhood plan designates the following areas, as shown on the proposals map, as Local Green Spaces due to their special character and significance and recreational value. These sites will be protected from inappropriate development. Where appropriate, recreational facilities (new or extensions to existing) will be supported in these areas.

1.   **St Peters Churchyard**
2.   **Stapenhill Gardens**
3.   **Heath Road Recreation Ground**
4.   **Rosliston Road Allotments**
5.   **Greenspace at junction of Rosliston Road and Hawthorn Crescent**
6.   **Land at Hazelwood Road**
7.   **Entrance to Sycamore Park, Sycamore Road (park itself outside of parish)**
8.   **Three large greenspaces in the centre of Cumberland Road**
9.   **Greenspace on Suffolk Road**
10.   **Greenspace on Norfolk Road**
11.   **Greenspace on Waterside Road**
12.   **Bowling Green adjacent to Stapenhill Institute**
13.   **Green space on Manor Crescent**
14.   **Green space on Mead Crescent**
15.   **Land at rear of Baker Street**

Open countryside beyond Stapenhill's built environment

10.10. Perhaps the most important piece of landscape or open space within Stapenhill is the waterfront to the River Trent. It forms the western boundary to the Parish and is one of the most significant landscape elements in the local area. The community are very proud of the relationship that their parish has with the river, stretching from the Stapenhill gardens and the formal park in the north, to the more informal greenspaces that characterise the bank to the south-west. Many responses to the plan thus far have focused on targeting improvement and better use of this important asset.

10.11. Consultation has highlighted the opportunities that the riverside provides for leisure and tourism within the local area. Waterborne activities such as rowing, sailing and canoeing have all been highlighted as possible uses for the river, and the policy below seeks to support any development (such as boathouses and jetties) that may help support these.

10.12. Of course, as has already been mentioned within other policies in the plan, the waterfront / waterside also includes an opportunity to support land based leisure activities such as walking and cycling. The policy seeks to encourage development adjacent to the waterfront to help support walking and cycling along the waterfront / waterside.

Policy SL4 – The Trent Waterfront

The Trent Waterfront as defined on the proposals map should be a focus of leisure and tourism related development especially where it is based on the use of the waterfront. Applications for such uses will be supported subject to compliance with other development plan policies.

Planning applications that seek to reinforce this role through complementary development, including those that offer the use of the water for leisure may also be considered favourably.
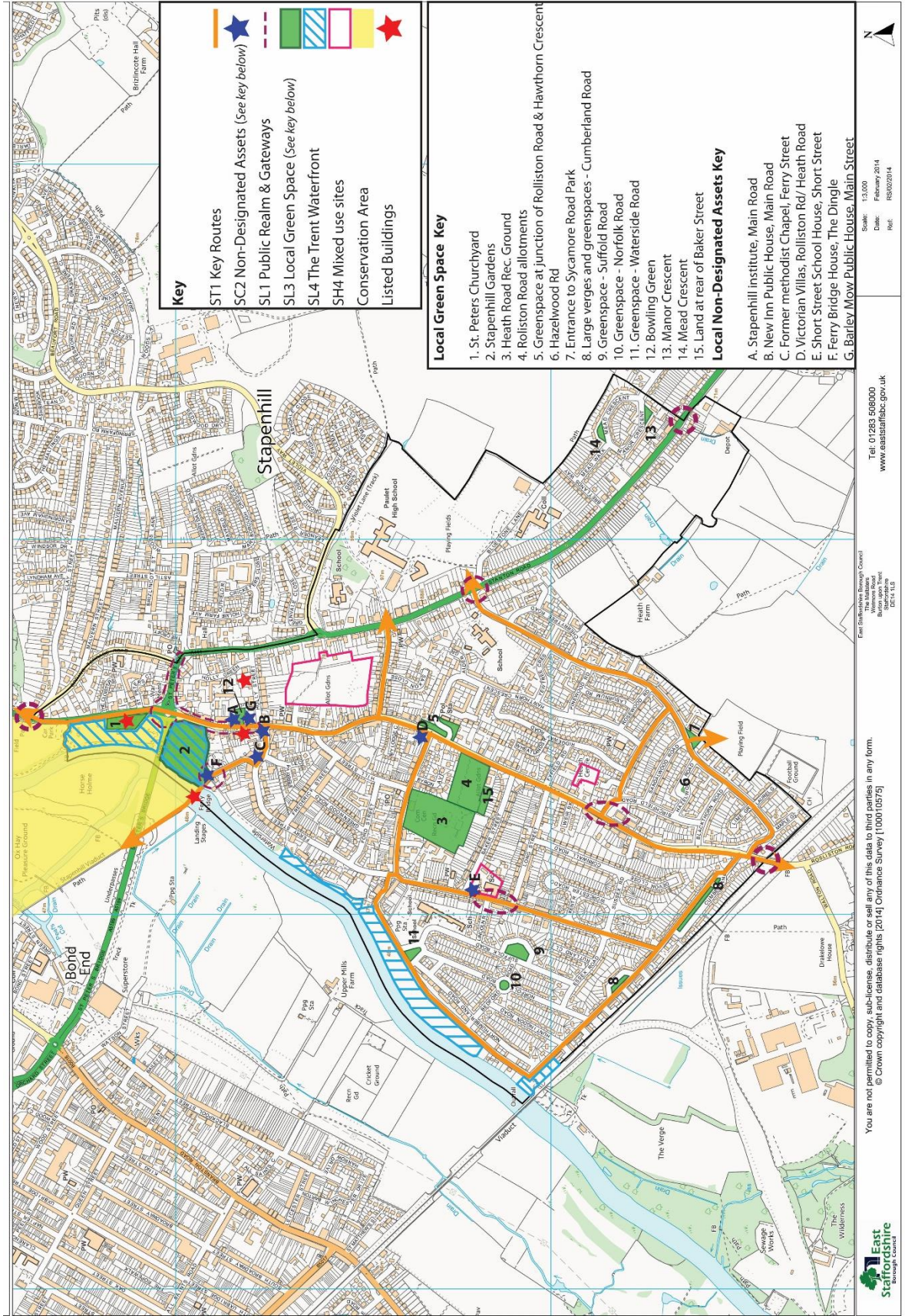
Development proposals adjacent to the waterfront that contribute to the improvement of the public realm, specifically improving the cycle and pedestrian access to the waterfront, will also be looked upon favourably.

The Trent Waterfront

Appendix 1: Neighbourhood Plan Proposals Map

Key

ST1 Key Routes
SC2 Non-Designated Assets (See key below)
SL1 Public Realm & Gateways
SL3 Local Green Space (See key below)
SL4 The Trent Waterfront
SH4 Mixed use sites
Conservation Area
Listed Buildings

Local Green Space Key

1. St. Peters Churchyard
2. Stapenhill Gardens
3. Heath Road Rec. Ground
4. Rolliston Road allotments
5. Greenspace at junction of Rolliston Road & Hawthorn Crescent
6. Hazelwood Rd
7. Entrance to Sycamore Road Park
8. Large verges and greenspaces - Cumberland Road
9. Greenspace - Suffold Road
10. Greenspace - Norfolk Road
11. Greenspace - Waterside Road
12. Bowling Green
13. Manor Crescent
14. Mead Crescent
15. Land at rear of Baker Street

Local Non-Designated Assets Key

A. Stapenhill institute, Main Road
B. New Inn Public House, Main Road
C. Former methodist Chapel, Ferry Street
D. Victorian Villas, Rolliston Rd/ Heath Road
E. Short Street School House, Short Street
F. Ferry Bridge House, The Dingle
G. Barley Mow Public House, Main Street

East Staffordshire Borough Council
The Maltsters
Wetmore Road
Burton upon Trent
Staffordshire
DE14 1LS

Tel: 01283 508000
www.eaststaffsbc.gov.uk

Scale:	1:3,000
Date:	February 2014
Ref:	RS30/2/2014

Appendix 2: Glossary

Affordable Housing	Affordable housing is sub-divided into three distinct types of housing: • Social Rented • Affordable Rented; and • Intermediate Housing **Affordable Housing:** Social Rented, Affordable Rented and Intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy us recycled for alternative affordable housing provision. **Affordable Rented Housing:** Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that Dwelling in accordance with the Council's Allocation Scheme at a controlled rent of no more than 80% of the local market rent. **Intermediate Housing:** Discounted Sale housing and Shared Ownership housing. **Social Rented Housing:** Housing which meets the Housing Corporation's Design and Quality Standards (or replacement standards) and which is let by a Registered Provided of Social Housing to a person allocated that dwelling in accordance with the Council's Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).
Authority's Monitoring Report (AMR)	The Report monitors the performance of the Local Plan policies and all other documents within the Development Plan (which includes 'made' Neighbourhood Plans), in particular the progress made towards achieving the housing requirements, and whether or not changes to policies will be required in order bring forward sufficient housing.
Brownfield or Previously Developed Land	Land that is classed as previously developed land is often known as brownfield land. This means that the land has previously been used prior to its current use or proposed use. In many cases brownfield land is despoiled, includes existing buildings or hard standing and may be contaminated.
Developer Contribution	Developer contributions are often referred to as Section 106 planning obligations but may not always be so. In many cases, these planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services needed to make proposed developments acceptable in land use planning terms. Contributions may be made as financial payments or as direct works on or off-site.

Development	Development is defined in planning terms under the 1990 Town and country Planning Act. Broadly, it is considered to be 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission.
Community Infrastructure Levy (CIL)	A charge levied by local authorities which raises funds from owners or developers of land undertaking new building projects in their area.
Conservation Areas	Areas of special architectural or historic interest within which is it desirable to preserve or enhance the character or appearance. Within conservation areas there is extra control over a range of planning and design matters.
Green Infrastructure	Green Infrastructure is a network or collection of quality green spaces and other environmental features that interlink and serve both nature conservation and health & wellbeing purposes.
Heritage Assets	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Infill Plots	Plots of land located within a built-up area that is currently not developed on for further construction, especially as part of a community redevelopment or growth management program.
Listed Buildings	A building or structure which is considered to be of 'special architectural or historic interest' and merits consideration in planning decisions.
Localism Act	The Localism Act (2011) was a statute introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility. Devolving power from local government to the community level.
Local Plan	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy document against which development requiring planning consent in local authorities is determined.
Local Planning Authority (LPA)	A local planning authority is the local authority o council that is empowered by law to exercise statutory town planning functions for a particular area.

Market Housing	Open market housing is housing which has no occupancy restriction or legal tie and that can be bought by anyone.
National Planning Policy Framework (NPPF)	Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.
Neighbourhood Plans	A Plan prepared by a Parish Council of Neighbourhood Forum for a particular neighbourhood area (made under the Town & Country Panning Act 1990 as amended by the Localism Act 2011) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications within that parish.
Public Realm	The space between buildings comprising the highways land, footpaths and verges.
Streetscene	Elements which comprise the street environment, including roadways, pavements, street furniture etc.
Sustainable Development	The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

Appendix 3: Local green Space Justification Table

Significance or rationale for designation of Local Green Spaces (Policy SL3) against NPPF paragraph 77*				
Name/Location of LGS	**Proximity to community** (Criteria 1*)	**Local/Community Value** (Criteria 2*)	**Landscape, Historical, Recreational & Wildlife Value** (Criteria 2*)	**Size Ha** (Criteria 3*)
1 - St Peters Churchyard	The green space is located in the north of the village within a close proximity to a large number of residents.	The church yard offers significant value to the local community as it is a burial ground.	The green spaces offers significant historical value, and it is located within the Burton Upon Trent Town Centre Conservation Area.	0.4
2 - Stapenhill Gardens	Stapenhill Gardens is situated east of the River Trent within a close proximity to the community.	The green space offers significant community value, as it's frequently used by local residents and visitors for recreational purposes.	Stapenhill Garden offers significant recreational value, with a number of paths and benches for people to enjoy the area. Additionally, as a result of its position on the River Trent, it provides a significant wildlife value.	1.4
3 - Heath Road Recreation Ground	The greenspace is located in the centre parish and it's within a close proximity to a high number of local residents.	The recreation ground on Heath Road holds significant local value because it provides playground facilities for families and children to use.	The green space provides recreational opportunities both in terms of the children playground and the open space which provides the opportunity for the community to part take in informal recreational activities. It also provides wildlife value, particularly in the hedgerows and trees along the boundary.	2.0

4- Rosliston Road Allotments	The allotments are situated next to the Heath Road recreation ground off Rosliston Road. Due to its central location within the neighbourhood plan area, it's within a close proximity to the community.	The green space provides a significant community value as its enables the local community to sustainably grow their own food.	The allotments have a significant recreational value, by providing the opportunity for the local community to grow their own food.	1.1
5 - Greenspace at junction of Rosliston Road and Hawthorn Crescent	The greenspace is located in the centre of the neighbourhood plan area.	The greenspace offers community value as it provides informal recreational opportunities it provides.	The greenspace provides an informal recreational value.	0.1
6 - Land at Hazelwood Road	The greenspace is situated in the south of the parish within a predominantly residential area.	As the green space is surrounded by residential units, it provides an informal recreational value for those residents living in nearby houses.	The green space provides an informal recreational value.	>0.1
7 - Entrance to Sycamore Park, Sycamore Road (park itself outside of parish)	The greenspace is located in the south of the parish, however it is located within a close proximity to a large number of local residents.	It provides significant community value in terms of recreational opportunities and it improves the visual quality of the local area.	The green space provides some landscape quality as the trees line the private road leading to the playing field.	0.1
8- Three large greenspaces in the centre of Cumberland Road	The three green spaces are situated in the south of the parish within a close proximity to the local community.	All three green spaces provide a significant local value, particularly to the local residents which overlook them and other dwellings within a close proximity.	All three green spaces provide a great opportunity for informal recreation. It also has a significant landscape value by providing amenity green space and trees on the residential street.	0.2

9 - Greenspace on Suffolk Road	The greenspace is centrally located in the neighbourhood plan area.	It provides a significant community value as an amenity green space within a residential area.	The greenspace provides recreational opportunities for local residents. Additionally, it has a landscape value, particularly for those which overlook it.	0.2
10 - Greenspace on Norfolk Road	The greenspace is centrally located within a close proximity to a great number of local residents.	The circular green space has a community value, as it provides a recreational opportunity for local residents.	In addition to the recreational opportunities, the greenspace also has a footpath which local residents use to walk around the parish.	>0.1
11 - Greenspace on Waterside Road	The greenspace is located within a close proximity to the local community.	The green space provides both aesthetical and recreational values for the local community.	The large number of trees situated on the green space provides significant wildlife value. In addition, it provides an area for informal recreation.	0.1
12 - Bowling Green adjacent to Stapenhill Institute	The bowling green is centrally located, in a close proximity to the local community.	The bowling green holds a significant local value and is home to the Stapenhill Bowls Club.	The greenspace provides significant recreational value for those community members wishing to partake in bowls.	>0.1
13 - Green space on Manor Crescent	The greenspace is located in the south east of the parish, in a close proximity to the local community.	The green space provides both aesthetical and recreational values for the local community.	The green space provides an informal recreation space for the community to utilise.	0.1
14 - Green space on Mead Crescent	The greenspace is located in the south east of the neighbourhood plan area, in a close proximity to the local community.	The green space provides both aesthetical and recreational values for the local community.	It provides an opportunity for informal recreation and has a number of pedestrian paths which are regularly used by the local community.	0.1

15 - Land at rear of Baker Street	The greenspace is centrally located within the community, and can be accessed form Baker Street and Heath Road recreation ground.	The green space provides a significant community value and connects the Heath Road recreation ground with Baker Street.	The dense planting provides a substantial amount of biodiversity value for the parish. It also provides recreational values.	0.2

Stapenhill Parish

Neighbourhood Development Plan

2015 - 2031

Submission DRAFT – March 2016