



Tatenhill and Rangemore Parish

Neighbourhood Development Plan (NDP)

2012-2031

Modified Version – September 2019

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1.0. Introduction

- 1.1. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their area. Neighbourhood Development Plans (NDPs) must be in general conformity with the strategic policies of the development plan and have regard to national policy and advice.
- 1.2. Tatenhill and Rangemore Parish Council, as the qualifying body, won its bid to undertake a 'Frontrunner' project (one of 200 such projects supported by the government) in Summer 2012. The designated 'neighbourhood area' is the Tatenhill and Rangemore Parish area. The Parish Council wished to involve the community to the greatest degree possible and jointly with the Parish Community Group, which has previously published the Parish Plan, established a Working Group to oversee the project and make recommendations on the content of the NDP.
- 1.3. Neighbourhood plans are to be shaped by and produced for the local community. The role of the Steering Group was to act as facilitators in enabling local residents, businesses and community groups to determine the focus of their NDP and devise policies to tackle local issues.
- 1.4. This Neighbourhood Plan incorporates changes to a previous Neighbourhood Plan that underwent independent examination in 2014. These changes were made in order to meet the aims of the local community whilst ensuring that the neighbourhood planning Basic Conditions were met, in line with legislation.

Status of the NDP

- 1.5. Once made, the NDP will form part of the Development Plan at the local level alongside the adopted East Staffordshire Local Plan. It will be used to determine applications in accordance with Planning and Compulsory Purchase Act 2004 Section 38 (6) in that the determination of Planning applications 'must be made in accordance with the Plan unless material considerations indicate otherwise'.
- 1.6. The NDP must be in general conformity with the strategic policies of the East Staffordshire Local Plan. The NDP plan period covers 2012 – 2031. This period has been chosen to coincide with that of the East Staffordshire Local Plan.

Developing the NDP

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

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

Event	Brief Description	Date	Venue	Attendance
<i>Issues and Options Workshop</i>	To introduce the NDP project, discuss Issues and Options and to start to formulate the Vision and Objectives.	14/11/2012	Tatenhill Memorial and Thanksgiving Hall	40
<i>Capacity Building: Youth</i>	A targeted session to teach younger residents about the NDP and what Planning is and to seek their views on the issues facing their Parish and possible solutions.	22/11/2012	St George's Park	16
<i>Capacity Building: Women's Institute</i>	A targeted session to equip attendees with knowledge and understanding of the NDP and the Planning process.	28/11/2012	Tatenhill Thanksgiving and Memorial Hall	9
<i>Capacity Building Workshop</i>	To equip attendees with knowledge and understanding of the NDP and the Planning process.	06/12/2012	All Saint's Primary School Hall	11
<i>Development Charrette: Part 1</i>	To formulate policies to deal specifically with Transport, Services and Infrastructure issues identified in former sessions.	12/01/2013	All Saint's Primary School Hall	62
<i>Schools Workshop</i>	A targeted session to engage children in the project in a fun and interactive way whilst seeking their views on the Parish.	24/01/2013	All Saint's Primary School	20
<i>Development Charrette: Part 2</i>	To formulate policies to deal specifically with Housing, Employment and Leisure issues identified in former sessions.	16/02/2013	Tatenhill Memorial and Thanksgiving Hall	50
<i>Draft NDP launch</i>	To launch the first draft of the NDP for public consultation.	09/10/2013	Tatenhill Memorial and Thanksgiving Hall	28
<i>Six week's consultation plus extension</i>	Six weeks of public consultation on the draft NDP document. This period of consultation was then extended to the 10 th January resulting in a 13 week period of consultation (including the Christmas period)	09/10/2013-10/01/2014		
<i>Roadshow</i>	Roadshows were run by members of the Community Group on the four Saturdays following the launch in October.	12/10/13, 19/10/13, 26/10/13, 02/11/13	Rangemore Club, Tatenhill Memorial and Thanksgiving Hall and All Saints Church Rangemore	
Revisions to previous Plan	Together with East Staffordshire Borough Council, changes were made to the previous Neighbourhood Plan, following publication of the Examiner's Report. These were considered at public meetings.	January 2015 – September 2015		
Submission Consultation	Formal six week consultation, including statutory consultees.	19/08/2015 – 30/09/2015		

1.9. In order to determine the requirement for housing and the number of new homes the NDP should promote, ESBC requested that a Housing Needs Survey (HNS) be conducted. This involved compiling, distributing and analysing a questionnaire for residents to fill out and

return. The results were then collated and analysed to provide an insight into figures for growth of the parish.

- 1.10. To identify sites that were available, suitable and deliverable to supply this need, a Call for Sites was opened to encourage residents and local landowners to suggest or bring forward possible sites for development. All suggested sites were received directly by the consultants and objectively assessed. This information is available in the background documents.
- 1.11. Once a draft set of policies had been written and compiled, the draft NDP was the subject of a period of public consultation where the community, local stakeholders and statutory consultees were given access to the NDP and their feedback sought. This period of consultation was later extended to ensure that the whole community had the opportunity to submit their comments taking the total period of the consultation to 13 weeks. During this period four roadshows were held to take the draft NDP to the community.
- 1.12. The Neighbourhood Plan was modified in 2019. The original Policy HE1 (Parish Housing Strategy) was replaced with the more detailed Policy HE1 (and sub-policies) contained in this Neighbourhood Plan. The modification process was subject to examination to ensure that the Neighbourhood Plan meets the basic conditions

2.0. Background to the Parish

- 2.1. Tatenhill and Rangemore Parish is situated within the Borough of East Staffordshire, in the heart of the Staffordshire countryside, within the National Forest. The nearest town is Burton-Upon-Trent, located three miles from the parish and Birmingham is roughly 45 minutes away by car.
- 2.2. The Parish contains two villages, Tatenhill and Rangemore. There are also settlements at Rangemore Hall, Wilmore Lane and Tatenhill Common. The 2011 Census recorded 316 dwellings and 762 parish residents (National Statistics, 2013).

Socio-Economic Profile

- 2.3. Compared with borough and national figures, Tatenhill and Rangemore Parish has a slightly higher than average mean age (over 41 years). However, almost a third of the population are aged between 45 and 59. This has implications for the future demographics of the Parish as in ten years a large proportion of residents will be of retirement age. The majority of residents are of white British origin with a low representation of other ethnicities.
- 2.4. The Parish is characterised by a significant number of self-employed people and low levels of unemployment. The Parish Plan survey indicates that there is a high proportion of self-employed residents working from home. However, for those that work elsewhere, the average distance travelled to work is further than the national average - some 20 miles. This supports evidence to suggest that there are high levels of commuting out to the larger urban centres of Derby, Nottingham and Birmingham.
- 2.5. Housing provision within the parish largely consists of family sized dwellings with a high instance of larger homes, (Tatenhill Parish Survey, 2011). Census data shows that whilst houses are larger, the number of people living in each home is consistent with national and borough averages. The percentage of socially rented households within the area is much lower than the borough and national averages.

Landscape

- 2.6. The parish landscape is characterised by scattered pockets of woodland and dense vegetation, a remnant of the former Needwood Hunting Forest. These are interspersed with brooks, streams and farmland. The area is covered by the National Forest designation, but otherwise does not include any protected or specialist landscape designations.
- 2.7. The parish sits astride the edge of the mid-Staffordshire plateau and the Trent Valley. As such, much of the land falls within the settled plateau farmlands (enclosed relatively late in history) and the steep sloping countryside between the flat Trent flood plain and this plateau.

- 2.8. As a result of the area's low population, the landscape is sparsely populated beyond the villages with a small number of farmsteads, agricultural worker dwellings and converted barns sitting within the pastures and woodlands.

History and Conservation

- 2.9. The Parish contains many historically important features including a number of listed buildings, archaeological and other historical assets. The centre of both Tatenhill and Rangemore villages are both designated Conservation Areas due to their history and architectural character. Both villages have very distinctive and different characters formed over time in response to their landscape setting, history and ownership.
- 2.10. East Staffordshire Borough Council in partnership with the Parish Council recently commissioned the review of Tatenhill and Rangemore Conservation Areas, both lie within the Parish boundary, and designated Neighbourhood Area. Two new Conservation Area Appraisal and Management Plans were produced in 2013. These have fed into the development of this Neighbourhood Plan. Importantly the new documents set out the need to slightly increase the size of both Conservation Areas to include the setting of the villages. The new appraisals also highlighted the need to improve the public realm in both villages and the protection of key open spaces and views.

Employment and Services

- 2.11. The villages and their hinterland are served by two Churches (in different Church Parishes), a public house, the Rangemore Club and the well reputed All Saints Church of England Primary School. There are few shops or businesses operating from the villages, and a number of the farms have been converted in to housing.
- 2.12. There has been some local rural diversification in recent years, with agricultural buildings being used for a nursery school and other business uses such as the Byrkley Park garden centre. There are few public transport connections, with a bus visiting Tatenhill only three days per week.
- 2.13. Due to the rural nature of the parish, its villages are relatively inaccessible by public transport and it is therefore unsurprising that levels of car ownership and commuting times are higher than average. Also within the parish lies the Tatenhill Airfield which offers employment opportunities, the National Football Training Academy (St George's Park) and Rangemore Hall.
- 2.14. The parish offers a wide range of sports facilities including the National Football Training Academy and the Rangemore Sports Field providing football and cricket facilities. In addition, there are facilities for rugby, bowls, fishing, snooker, martial arts and horse riding. Proposals to improve the sports and recreation provision of the Burton Rugby Club, by relocating it to the east of the Parish, have received planning permission.

3.0. Vision and Objectives

3.1. The community in Tatenhill and Rangemore have developed a vision to guide the development of this NDP. This progresses from the Parish Plan (prepared in 2009) and has been the subject of much discussion. The vision states:

“Tatenhill and Rangemore Parish should aim to be a strong, inclusive and accessible community which supports the needs of new and existing businesses and residents of all ages. It should utilise its landscape, history, leisure and tourism assets including, where appropriate, sympathetic new development to offer a sustainable and thriving rural lifestyle.”

3.2. Visions are inherently easy to criticise as they tend to be viewed as being simplistic and idealistic. However, they serve a crucial role in clarifying objectives and focusing projects. Following the first Community Workshop with Tatenhill and Rangemore Parish residents and analysis of the consultation feedback, this vision has been developed using residents’ hopes and aspirations for the future of their local area.

3.3. In order for a vision to be implemented and effective it must be broken down further into key objectives, all seeking to achieve the fulfilment of its different aspects. The NDP has arrived at seven objectives through consultation and engagement. NDP policies must then be able to deliver at least one of these key objectives.

3.4. The objectives have been subjected to an independent sustainability assessment which concluded that in most cases there would be no conflict with local and national policy. It also considered and anticipated conflict between objectives. In developing detailed policies and Plans the advice has been considered to ensure that conflicts are removed and the objectives deliver the vision.

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

1. Services and Facilities

The NDP should create an attractive and useable public realm and preserve existing services (including schools and churches) and support the establishment of new accessible local services and community enterprises, in both Rangemore and Tatenhill villages, which meet the needs of the whole community.

2. Cultural Landscape

The NDP should seek to preserve and enhance local landscape features including but not limited to, the Conservation Areas, the National Forest and the rural gaps between the developed areas in the parish and the Burton urban area which is proposed to extend to the Parish boundary.

3. Biodiversity and Ecology

The NDP should seek to preserve and enhance the parish's biodiversity, through supporting the retention, creation and improvement of the blue and green infrastructure networks, including woodland, hedgerows and streams.

4. Traffic and Transport

The NDP should introduce sympathetically designed traffic calming measures into both villages which are designed to accommodate improved parking and speed reduction, whilst creating an attractive and useable public realm for pedestrians and cyclists.

5. Sustainable Access

The NDP should increase the number and quality of routes using sustainable modes (bus, foot and cycle) within the parish, between Burton-Upon-Trent, and to the surrounding villages, including safe routes to schools, shops and services.

6. Leisure and Tourism

The NDP should recognise the range of leisure sporting and landscape assets (including the National Forest) and seek to enhance public enjoyment of these whilst supporting proposals for open and inclusive new leisure and tourism developments.

7. Sustainable Residential Development

The NDP should provide new, small scale, opportunities for residential development within the parish to support local housing need that are well related to the villages and are of a high quality and contextually responsive design.

8. Sustainable Economic Development

The NDP should promote development proposals for increased economic activity appropriate to the rural nature of the parish, by encouraging small scale opportunities in sustainable locations, including live-work, conversions, and farm diversification which make the most of local tourism assets.

4. NP Policy Overview

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

Table 4.1.

	Objectives to be addressed							
	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
Strategic Policy:								
SP1 – Settlements	√						√	√
SP2 – Landscape Features		√					√	
SP3 – Contextually Responsive Design		√					√	
SP4 – Sustainability and Climate Change	√		√	√	√		√	√
Housing and Employment								
HE1 – Parish Housing Strategy	√						√	
HE2 – Local Housing Needs	√						√	
HE3 – Employment and Retail	√							√
HE4 – Tatenhill Airfield	√							√

Recreation and Tourism								
RT1 – Footpaths/Bridleways/Cycle paths (Including safer routes etc.)				√	√			
RT2 – Designated Trails (Gyms, Heritage)					√	√		
RT3 – Recreation and Sports Pitches	√					√		
RT4 – Tourism and Visitor Assets						√		√
Landscape and Countryside								
LC1 – Key Views and Vistas		√						
LC2 – Local Green Space		√						
LC3 – National Forest and Green and Blue Infrastructure		√				√		
Design and Conservation								
DC1 – Design in Conservation Areas		√					√	√
DC2 – Front Boundaries		√					√	
Infrastructure								
IN1 – Community Buildings	√					√		
IN2 - Traffic Calming				√	√			
IN3 – Public Realm in Villages		√		√	√			

The Policies

5. Strategic Policies (SP)

- 5.1. These policies are necessarily broad in their scope and represent the community's aspiration for delivering sustainable development within their parish.
- 5.2. These policies cover the locational requirements for new development, their effect on the landscape and the townscape as well as more administrative matters such as the criteria against which all applications will be judged.
- 5.3. The policies focus their development on the two local villages of Rangemore and Tatenhill. The community have also expressed a keen desire to support renewable energy as part of new development or as a development in its own right.

SP1 – Settlements (General Principles of Development)

The settlements of Tatenhill and Rangemore are to be the focus of new development within the parish. These villages are to be promoted as community hubs and any development that occurs should contribute to reinforcing the role of Tatenhill and Rangemore. The improvement of Parish services, infrastructure and community facilities will be supported. Where opportunity exists infill development will be supported.

- 5.4. The community and Parish Council are in support of limited new development within the villages. This reflects a belief that development is necessary to ensure that these important villages are to be socially, economically and environmentally sustainable both now and in the future. The NDP also recognises the fact that these villages have a distinct character that would be undermined by significant new development.
- 5.5. The NDP also recognises the desire to focus development within these areas rather than to have development throughout the countryside, thus making the most of the opportunities and benefits it can deliver. Much of this should be delivered as infill development where possible. The community wish to focus development on these villages as part of their ongoing strategy to support and enhance the range of services in these villages.

SP2 – Landscape Features

There is high value placed on the parish's landscape setting as an integral natural and historic environment resource. Where possible and appropriate, development outside of villages should seek to achieve the following:

- 1. Views enclosed by woodland should be retained / enhanced / created;*
- 2. New boundaries should utilise softer features such as tree lined native hedges where possible;*
- 3. Scattered trees, farmsteads and copses are common landscape features and should be replicated as part of any design;*
- 4. Hedges, and the field patterns they create, are important and reflect the local historical context and therefore should be preserved unless there are exceptional reasons why this cannot be done, in which case replacement planting will be required; and;*
- 5. The landscape includes a number of valleys which are important green corridors containing brooks and trees – these should be connected to new green infrastructure within developments where possible to enhance biodiversity.*

5.6. Development outside of the villages of Rangemore and Tatenhill is restricted by Policy at the national and Local Plan level and by SP1. However, there are exceptions where it will be acceptable, such as applications for agricultural and forestry uses, leisure, tourism and even the delivery of affordable housing and employment opportunities.

5.7. The criteria set out in this Policy reflect guidance contained in the Joint Character Areas, by Natural England, and specifically the findings of the Parish Design Guide which explored some of the key characteristics of the landscape that were highly valued by the community. As a result the Policy above sets criteria that new development should meet to comply with the recommendations found within these documents specific to this parish rather than the borough as a whole. Trees and hedgerows feature heavily within the Policy to reflect the goals of the National Forest which covers the entire parish.

- 5.8. Both this Policy and subsequent policies seek to introduce new native planting throughout the parish to contribute to these goals. Enhancement of existing hedgerows and trees and other natural features is also considered important.
- 5.9. The parish includes a number of large estates. These estates, holistically planned, have a distinctive character and identity with some areas of the parish to the west being some of the last to be subject to enclosure. In addition, the wider landscape parklands of both Rangemore Hall and the now demolished, Brykley Park, being strongly influenced by the nationally renowned landscape architects Joseph Paxton and Capability Brown respectively. It is important that developments in and around these areas respond to, and respect, the historical legacy provided by this landscape when preparing proposals. The parish council is working with local groups and societies to continue to understand the significance of these heritage assets and share these with the community and investors alike.

SP3 – Contextually Responsive Design (design that fits in with its surroundings)

Development proposals should be designed to fit in with their surroundings. Proposals should take into account the East Staffordshire Design Guide 2008 and the Parish Design Guide. Development will be supported, subject to it being part of a high quality, contextually responsive design, and subject to the other policies of this Plan.

- 5.10. The community have highlighted that the design and look of new development was a key issue when the Parish Council produced the Parish Plan in 2009. As a result the previously prepared Parish Design Statement (2012), covering the whole Parish, was adopted by the Parish Council and the ESBC as a daughter document to their Design Guide SPD. This Policy takes forward the recommendations of that Policy and frames them in an overarching design Policy for the parish.
- 5.11. The Policy demonstrates that the community is keen to encourage contextually responsive design, especially in the villages and the Conservation Areas. The Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore have also highlighted the need to deliver contextually responsive design and provide some detailed analysis as to the unique characteristics of each village.
- 5.12. Applicants proposing new development are encouraged to study both documents and use them to demonstrate how proposals accord with the above Policy. Applications within rural areas which reuse rural buildings should seek to retain the landscape character of the rural setting. Specific guidance is provided in Policy HE3.
- 5.13. Over the past 20 years some very poor quality extensions and roof alterations have undermined the character and appearance of the villages. Whilst the community and the Parish Council remain in support of residents wishing to make the most of their homes it is important that this is done sensitively. Further guidance can be found within the Tatenhill and Rangemore Parish Design Guide which includes pictorial references.

SP4 – Sustainability and Climate Change

The NDP supports development proposals which take the opportunity to mitigate and/or reduce the impact of climate change and attempt to uphold the principles of sustainable development as set out in the NPPF.

Subject to the other policies of the Plan, sustainable buildings and sustainable forms of construction will be supported. Proposals should seek to maximise energy efficiency. They should demonstrate that consideration has been given to:

- Suitable design and construction techniques;*
- Promoting suitable layout, orientation and massing of development;*
- Internal design and materials;*
- Insulation and;*
- On site renewable energy generation technology.*

Applications for renewable energy infrastructure will be given favourable consideration where they are in compliance with other relevant development plan policies. Community led schemes will be supported subject to their compliance with wider design and conservation policies within the NDP.

- 5.14. The community consider that ensuring that new development is sustainable and seeks to tackle the effects of climate change should be high on the agenda, in accordance with the NPPF.
- 5.15. As such the strategic Policy above seeks to deliver the community's aspirations to ensure that new buildings are sustainably designed and constructed. It is accepted that technologies will change and techniques used to measure 'sustainability' will change over the Plan period and therefore the criteria based Policy above places the onus on applicants to demonstrate, through recognised means, how they have considered the wider sustainable construction of their buildings and places.

- 5.16. The community are in support of the use of renewable energy as part of addressing the overall climate change agenda but are increasingly concerned about the impact that some technologies will have on the visual qualities of the Conservation Areas and the landscape.

6. Housing and Employment (HE) Policies

- 6.1. The community recognises the importance of accommodating housing and employment opportunities over the Plan period in order to support the overall sustainability of the two villages. Therefore the policies assume a focus on the two villages within the Parish.
- 6.2. Housing requirements for the Neighbourhood Area have been determined further to consideration of a variety of information and through consultation. These have included local surveys and taking into account available information relating to the East Staffordshire Local Plan. The policies seek to provide for identified local needs in relation to starter homes and elderly persons accommodation.
- 6.3. Turning away from the villages, this section also includes a Policy to address the reuse of farm buildings within the wider Parish. The community has highlighted the importance of these structures to both the heritage and landscape character and wishes to preserve them in longer term economic activity and employment. However, the community recognises that these cannot always be delivered easily and, subject to viability, mixed use and affordable housing led schemes may be appropriate uses.
- 6.4. Finally, this section has a Policy specifically for Tatenhill Airfield. As a current employment site (supporting a range of industries from aerospace to logistics) the community wishes to retain and enhance employment uses on this site. Whilst care will need to be taken to ensure that amenity of nearby residents is protected, a wide range of uses is supported.

HE1 - Parish Housing Strategy

The Neighbourhood Plan supports the development of approximately 25 dwellings (comprising of conversions and new build) over the plan period. Development should be located in accordance with the following spatial strategy:

- *Approximately 10 in Tatenhill village;*
- *Approximately 9 in Rangemore village;*
- *Approximately 2 focused on Tatenhill Common (as defined by the cluster of new homes at the junction of the roads Tatenhill Common and Cuckoo Cage Lane); and*
- *Approximately 4 elsewhere within the rural areas of the parish (see also Neighbourhood Plan Policy HE3)*

- 6.5. It is acknowledged that for rural communities to be sustainable some new housing is necessary, providing opportunities to house the local people and support the local services that remain. Strategic policy 4 of the Local Plan recognises this, suggesting that the rural villages (known as tier three villages) and rural areas should collectively deliver a share of 250 new homes until is an average of 17 units per village, but this does not account for the wider rural area beyond the villages.
- 6.6. However, not all villages are the same size and there is some opportunity to ensure that new residential growth is proportionate to the village's size. In Tatenhill and Rangemore villages, a target of between 8% and 10% growth is proposed by the policy, whilst the other rural areas, including Tatenhill Common, are also identified for some limited growth.
- 6.7. Since 2015, and the beginning of the plan period, and following the operation of the Neighbourhood Plan from 2016 onwards, there have been a number of new homes delivered which will contribute to meeting the overall housing strategy outlined above as well as meeting other relevant policies within the Neighbourhood Plan. In Tatenhill and Tatenhill Common, permissions have already been given which amount to the broad totals outlined in the policy (total of 12 committed).

HE1.1 - Infill Residential Development

Infill development in the built-up area of Tatenhill and Rangemore villages will be supported where it meets all of the following criteria:

- *The site is bounded by built development on two or more sides by existing residential plots;*
- *The site is directly adjacent to the highway or is able to provide a dedicated separate vehicle access point without using existing private drives;*
- *The proposed scheme should not normally be for more than two dwellings;*
- *The proposed units are in keeping with local character, having regard to, for example, the scale, mass, plot size, gardens and amenity space and density of neighbouring dwellings;*
- *Parking is provided on plot in line with standards set by East Staffordshire Borough Council;*
- *The proposed scheme will not contribute to further encroachment into the countryside and cause sprawl;*

6.8. In rural villages, infill residential development is the most common form of delivering new residential development. The original policies in the neighbourhood plan from 2016 identified infill in the villages as being an appropriate form of development which should be supported. Traditionally, infill development is classed as a development of one or two dwellings within an otherwise built up frontage, however, in historical rural villages this is not as easily determined as the townscape is not always arranged on formal roads or streets. In order to ensure clarity as to which 'infill' developments would be acceptable, this sub-policy has been developed.

6.9. The criteria set out within this policy are designed to ensure that sites which come forward in the villages of Tatenhill and Rangemore, are developed to an appropriate design, ensuring that sites do not become over-developed, or create highways or parking issues on the existing network. There has been significant concerns from residents over recent developments utilising existing private residential driveways – some of which are already sub-standard – or developing dwellings out of scale or density to adjacent properties.

HE1.2 - Re-use of non-agricultural buildings policy

Where planning permission is required, the re-use of disused non-agricultural buildings for residential use will be supported subject to development respecting local character, including providing gardens and/or outdoor amenity space that is in keeping with its surroundings. Development must also provide for bin storage and parking in line with standards set by East Staffordshire Borough Council.

- 6.10. There are a number of disused buildings throughout the Parish which have been previously used for garaging, storage, public house and other non-agricultural uses, which could easily be converted to residential units. In some cases, existing permitted rights or prior notifications allow this to occur without the need for planning permission, however, if external alterations to the fabric of the buildings are sought, permission is required.
- 6.11. Many of these buildings have some historical merit or contribute to the parishes' character and therefore their retention and use is welcomed by the community. This policy ensures that these developments, when brought forward, safeguard local amenity and are of an appropriate design. The conservation areas highlight the importance of ensuring that high quality design solutions are sought, but in accordance with other policies in the neighbourhood plan. Innovative, contemporary, energy efficient conversions are welcomed providing they are in accordance with the Parish Design Guide (see Neighbourhood Plan policy SP3).
- 6.12. The policy is designed to ensure that parking, garden space and bin storage, often neglected in conversion projects, but which are vitally important are adequately provided for. Garden size is often overlooked on such projects with outdoor amenity space often being considered less important – schemes without garden space are unlikely to be acceptable. Likewise, parking should be provide on plot to avoid parking on the surrounding streets.
- 6.13. The Parish Council is especially keen to see the provision of new, small, one and two bedroom dwellings, particularly bungalows. Development proposals for the re-use of disused buildings for the provision of such dwellings will be welcomed.

HE1.3 - Former Agricultural Buildings

Where planning permission is required, the redevelopment of redundant or disused traditional agricultural buildings of substantial construction for employment, tourism or leisure use will be supported where such use respects local character and provides for parking in accordance with East Staffordshire Borough Council standards.

Where planning permission is required, the redevelopment of redundant or disused traditional agricultural buildings of substantial construction for residential use will be supported, subject to development enhancing its immediate setting. The loss of traditional agricultural buildings will be resisted in order to maintain the character and appearance of the rural landscape.

- 6.14. As previously mentioned, the rural landscape within the parish includes a number of farmsteads, some of which are disused, and many of which form part of large estates which are now managed centrally (including the Rangemore Estate). These buildings are important heritage assets, contributing to the attractive, rural nature so prized by the local residents and it is important that their long term future is secured. The County Council and English Heritage have produced detailed guidance for the redevelopment of farmsteads, looking to preserve their historical character, which should be used by applicants when developing proposals. Policy HE1.3 does not seek to support the redevelopment of large, modern, non-traditional buildings, such as large-scale portal-framed buildings, as these are considered to appear incongruous in the landscape.

HE2 – Local Housing Needs

The NDP will look favourably on new development which meets identified local needs for both open market and affordable homes.

These local needs include:

- *In Rangemore village, up to 3 elderly persons dwellings (ground floor or single storey), a single dwelling for a disabled person and up to 3 starter homes.*
- *In Tatenhill village, up to 4 elderly persons dwellings (ground floor or single storey) and up to 4 starter homes.*

6.15. This Policy is designed to work in partnership with both SP1 and HE1 and will help ensure that the community's aspirations in terms of the type and tenure of housing is delivered. There is a strong focus on local need within this Policy. It is considered Important that the housing delivered should be for local people (who live and work within the Parish) in the first instance.

6.16. Affordable housing is delivered in line with the provisions of the current Local Plan.

HE3 – Employment and Retail

New employment and retail opportunities including, but not limited to, Shops, Financial and Professional Services, Restaurants, Cafes, Bars and Takeaways will be supported within the villages of Rangemore and Tatenhill, subject to compliance with SP1.

Outside the settlements there is a presumption in favour of business and leisure uses. Retail proposals will be resisted unless it can be demonstrated that they are ancillary to an existing use or a local facility.

- 6.17. There is scope for new employment and retail uses within the settlements and a number of buildings and sites which could accommodate such alternative uses, including many of the existing community facilities such as the Rangemore Club, the churches and Village Hall. Such uses may include, but are not limited to shops, cafes, offices and artisan workshops. Outside the villages, retail development should be restricted as access to these services would be more limited.
- 6.18. New residential development should encourage work/live facilities and arrangements through the incorporation of appropriate and adaptable rooms within dwellings - such as rooms with a higher number of phone and plug sockets, greater storage space, moveable screens and rooms that can be used as designated study spaces. A higher than average number of residents within the villages already live and work from home reflecting a national trend and this should be supported to reduce peak traffic flows.
- 6.19. Combined with effective broadband, the provision of such facilities will do much to promote Tatenhill and Rangemore as a more sustainable Parish where people will be better equipped to work from home. A further benefit would be the encouragement of new business start-ups and to assist this, the Parish Council and its partners will continue their efforts to bring about more effective and efficient broadband services into the area.

HE4 – Tatenhill Airfield

The NDP supports the development of business facilities at Tatenhill Airfield. In considering applications for employment uses on the Airfield site, the Neighbourhood Plan offers particular support for high tech engineering and aerospace industries associated with the use of the site as an airfield.

The growth of use at Tatenhill Airfield for other aerospace related industries and appropriate leisure uses is supported, subject to compliance with SP1 and noise impact assessments. Large scale growth of air traffic or any residential development on this site would not be supported by the NDP.

- 6.20. The Tatenhill Airfield is a valuable employment resource within the parish. The site is also home to pilot training facilities, adventure day experiences and also offers a number of services related to the maintenance and servicing of aircraft and aircraft parts.
- 6.21. The NDP wishes to support this continued use as a valuable source of economic activity and employment within the Parish subject to ensuring that amenity and traffic safety is maintained. The NDP seeks to preserve the existing high-tech aerospace uses and encourage new specialist uses. Any development will have to demonstrate its compliance with Policy SP1 and other development plan policies.
- 6.22. Future growth at the airfield should be limited to uses outlined above or recreational uses. Applications for outdoor leisure such as paintballing, go-karting or similar activities including parachuting and training schools may be acceptable; however, again these are subject to the strategic policies, specifically Policy SP1 and ESBC Local Plan policies on the natural environment.

7. Recreation and Tourism (RT) Policies

- 7.1. Throughout the development of the NDP the community has been keenly aware of the opportunities presented to them by the surrounding countryside and considers it a key asset to be preserved and enhanced. Many members of the community, especially those consulted as part of the Primary School and Youth Workshops placed a high value in outdoor sports and recreation within the parish.
- 7.2. The following four policies have been designed to offer direct planning guidance for the improvement and enhancement of access to the countryside for recreational purposes, as well as improving facilities for sports and recreation. The youth groups were keen to see the inclusion of heritage trails and outdoor gyms as part of the Plan, whether delivered by development cross-subsidy or through other investment. The lack of an outdoor children's play facility in Tatenhill, and the protection of the excellent facility in Rangemore were also key issues identified that the NDP seeks to address.
- 7.3. Short-stay and day-trip tourism has also been seen as a key opportunity afforded by the Parish landscape, the heritage and recreational assets and the proximity of a number of larger tourist attractions including the National Brewery Centre, Tutbury Castle, Branston Water Park, Byrkley Garden Centre and St Georges Park. As a result, offering opportunities for visitor facilities are seen as a key element of diversifying the rural economy.

RT1 – Footpaths/Bridleways/Cycle paths

The improvement of footpath and cycle connections within the Parish will be supported.

Where it is considered viable and practicable, contributions will be sought from developments to deliver localised improvements. Developments may contribute by delivering new footpaths on or adjacent to their application site.

Developments which help secure new footpath and cycle links to key community facilities will be considered favourably, subject to the other policies of this NDP and the Local Plan.

- 7.4. New development has the opportunity to improve connections for pedestrians and cyclists within the parish. There are currently areas in the villages which do not contain safe off-road foot and cycle paths for residents. This is more of a problem in Tatenhill than in Rangemore. Appendix 1 of the NDP shows some of the key projects that development may help deliver – specifically safer routes to school and public realm improvements.
- 7.5. The community are also keen to ensure that there are improved routes for pedestrians and cyclists between the two villages. Each have facilities that can benefit the other such as the Rangemore School or the Tatenhill Memorial and Thanksgiving Hall and ensuring sustainable links between the two is a key feature of the NDP.

RT2 – Designated Trails (Gyms, Heritage)

The NDP supports the improvement of existing outdoor recreational routes and trails which promote healthy living for Parish residents and the creation of new ones. This includes the provision of outdoor gym equipment, trim trails and obstacle courses as shown on the NDP Proposals Map.

Development that supports and contributes to the delivery of this Policy will be looked on favourably, subject to the other policies of this NDP and the Local Plan.

- 7.6. Outdoor trails can be an effective way to encourage activity among children and adults. Health trails can consist of obstacle courses and equipment for walkers to climb on and travel across. Another popular option is the outdoor gym which uses weather resistant versions of traditional gym equipment (e.g. exercise bicycles, weights machines, rowing machines).
- 7.7. In some cases it may be appropriate to combine elements of Policies RT2 with Policy RT3 by placing such installations in or near to a new link, or alongside existing or future recreation and sports facilities. The community have indicated some potential locations on the NDP Proposals Map. The proposed play area at Tatenhill may be such a location (see Policy RT3).
- 7.8. Tatenhill and Rangemore Parish is home to a number of historical and archaeological features which have both local and national significance. Installation of Interpretation Boards at key points around the parish would act as an educational and tourism resource, in addition to linking local residents more closely to the historical development of their local area. The installation of Interpretation Boards has been a key element of the consultation on the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore as well as a feature of NDP workshops with the community.
- 7.9. The Parish Council will also seek to work with partners including the Borough Council, Developers and the National Forest to introduce heritage interpretation boards along and around these trails.

RT3 – Recreation and Sports Pitches

The protection and enhancement of existing recreation and sports facilities within the parish is considered important. Applications that lead to a loss of public open space or recreation facilities will be refused unless replacement facilities of equal or better quality are provided. It must be demonstrated clearly how any proposed new recreation or sports facility benefits local residents and promotes inclusive activities for local people and the wider community.

Therefore developments which support the delivery of play facilities in Tatenhill will be permitted, providing they comply with other policies in the NDP.

- 7.10. The parish has good provision of recreation and sports pitches and the preservation and enhancement of these is seen as a key element of the NDP. Younger people within the parish are keen to have greater access to sport and recreational facilities and as such proposals that can offer improved access will be looked upon favourably.
- 7.11. The community wish to support the implementation of new facilities where they will benefit both the people of the parish and the wider community. Community benefits may include, but are not limited to, reduced membership/pitch rental prices for parish residents, workshops with the parish school or events to encourage residents to take up a sport.
- 7.12. There is a requirement for a new play facility within Tatenhill village as its population is in excess of the National Playing Fields Standards that requires children’s play facilities. A triangle of land associated with Mill House, situated to the south of the Tatenhill Memorial and Thanksgiving Hall, has been proposed as a suitable location by the community. The NDP will support developer or community proposals to bring this site forward, or other sites that are within the core of the village, for such a use.

RT4 – Tourism and Visitor Assets

The preservation and/or enhancement of existing tourism assets including outdoor leisure, sports and recreational pitches and other schemes that enhance the parish's offer for walking and cycling will be supported.

- 7.13. The Parish benefits from a number of key facilities which bring visitors and economic benefit into the area through leisure and tourism. The parish is a key designation for day tourism from the larger conurbations including those wishing to walk and cycle, as well as those visiting designations such as the Byrkley Park Garden Centre.
- 7.14. These key facilities are local businesses and make an important economic and social contribution to the parish. This contribution is recognised and highly valued by the NDP. The community agree that subject to consideration of the landscape, traffic and amenity impacts of such proposals (as outlined in the strategic policies), development proposals that preserve and enhance these facilities should be supported.
- 7.15. The community also recognise that tourism is a key element of rural diversification offering additional financial income for farmers and rural villages through the provision of new tourism assets, including but not limited to, holiday-lets, camping and caravanning. Schemes which introduce new opportunities for visitor and tourism economy would be looked upon favourably.
- 7.16. The installation of Interpretation Boards to engage passers-by (particularly walkers passing through the area) is also a key goal of the community.

8. Landscape and Countryside (LC) Policies

- 8.1. During the preparation of the Parish Plan (2009) and the Parish Design Guide (2012) the protection and enhancement of the Parish's countryside and landscape was highlighted as a key issue for local residents. Not only is this a living landscape with some Parish residents still working and farming the land but it is also a recreational asset for those living and working in the Parish.
- 8.2. The Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore have been important evidence behind the policies developed in the NDP. In addition, the National Forest designation of land within the Parish offers some very distinctive opportunities for the restoration and enhancement of the landscape and its recreational opportunities.
- 8.3. Many of the policies focus on preserving the setting of the villages, either through protecting key green areas or paddocks, the immediate landscape setting and in the case of Tatenhill its visual and physical separation from the Burton conurbation. All policies still rely on compliance with the Strategic Policies.

LC1 – Key Views and Vistas

The Neighbourhood Plan requires that all new development protects and/or enhances key views, vistas and gateways indicated on the Proposals Map as they are important to the setting and character of the Conservation Areas and the overall landscape character. Development which uses planting and buildings to frame these views will be looked on favourably.

These views and vistas should be protected from inappropriate development and landscape planting. The closing of views, excessive scale or mass at the edges of these views and planting of inappropriate species is to be avoided.

- 8.4. Landscape strategies prepared for new developments must take into account key views, vistas and gateways at the design stage. The NDP has identified key views and vistas that are crucial in preserving and/or enhancing the setting of the two Conservation Areas. These are to be preserved and/or protected from inappropriate and obstructive development and/or planting.
- 8.5. Long distance views out of the parish, for example towards Battlestead Hill, should be protected from inappropriate development in order to maintain the existing relationship that the parish has with the surrounding landscape, key views are identified within the NDP Proposals Map.
- 8.6. Many of the views and vistas identified in this policy have a strong links to the parish's historic landscape character and appearance, created by the formal and informal parklands and field patterns, created either through enclosure or as part of cerebral landscape level design. Landscape parklands, by design, include a number of key views from vantage points that should be considered and preserved where possible.
- 8.7. Furthermore, the NDP seeks to protect native planting from intrusive and inappropriate species – guidance on this matter can be sought from the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore and from the Parish Design Guide.

LC2 – Local Green Space

The following areas of land are designated as Local Green Space:

In Rangemore:

- ***Rangemore Recreation Ground and Bowling Green***
- ***Land to the south of the church and the school***
- ***Land to the rear of the Rangemore Club***

In Tatenhill:

- ***Land to the South of Cedars, Main Street***
- ***Land opposite The Old Rectory, Main Street***

Within Local Green Space, development is ruled out other than in very special circumstances.

- 8.8. In considering the designation of the Local Green Spaces the community has been mindful of protecting key pieces of land that are either used for recreation or have been identified as being important to the setting and character of the conservation area (within the recent reviews of the Conservation Area Appraisals and Management Plan for both Rangemore and Tatenhill).

LC3 – National Forest and Green and Blue Infrastructure

The NDP supports the aims of the National Forest which include the planting of new woodland to preserve, enhance and restore landscape character and to provide additional recreational opportunities.

Overall, broadleaf woodland is to be re-established across the parish where appropriate. Development which promotes the National Forest objectives will be looked on favourably, subject to the policies of the Plan.

Subject to other policies of the Plan, the NDP supports planning applications which contribute towards the overall biodiversity and green and blue infrastructure network within the parish, including hedgerows, ponds and watercourses.

- 8.9. The National Forest is an environmental project which aims to create a 200 square mile forest in the heart of England. The project combines environmental, social and economic objectives to create a recreational and ecological resource whilst promoting the regeneration of former mining areas and improving the quality of the landscape.
- 8.10. Resident support for the National Forest project has been high, with community groups bringing forward land to be forested. The whole of the Tatenhill and Rangemore Parish lies within the National Forest designation and land within the parish has been brought forward for inclusion, of particular note is the recently planted community woodland located to the south of Tatenhill village. Given the overall objectives of the NDP which is to encourage recreation and tourism opportunities, the National Forest and its objectives align with the NDP and offer opportunities for encouraging other complementary uses it seeks to promote.
- 8.11. In addition, this Policy seeks to ensure that the wider green infrastructure objectives are delivered as part of the new development. The Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore and the Parish Design Guide acknowledged that the numbers of trees within hedgerows are falling and that landscape verges are being eroded. The Landscape Character Areas set out by Natural England (Joint Character Areas) also identify opportunities for landscape restoration and enhancement which the NDP supports.

9. Design and Conservation (DC) Policies

- 9.1. Tatenhill and Rangemore Parish produced a Design Guide for the villages and the surrounding landscape in 2012 following on from their Parish Plan in 2009 whereby the community gave great importance to the character and appearance of the parish. More recently the Parish Council and East Staffordshire Borough Council have also been involved in the review of the Tatenhill and Rangemore Conservation Areas with new appraisals being completed in July 2013.
- 9.2. As a result the policies in this section take the key conclusions and recommendations of these documents. Policy SP3 reflects many of the broad brush design ideas that came out of the Parish Design Guide, whilst policies within this section reflect the community's aspirations for sustainable, low carbon design and the preservation and enhancement of the heritage and conservation assets identified within the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore and more in-depth conversations with the community.
- 9.3. Policy DC1 draws together policies within the Tatenhill and Rangemore Parish Design Guide and the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore to provide a targeted Policy for the two Conservation Areas offering more detail beyond that contained in Policy SP3. The Policy seeks to offer new location-specific policy tests and does not repeat policy requirements at the national and local level that will still be required to be met. .

DC1 – Design in Conservation Areas

All new development should use high quality design and be contextually responsive and relate to the Conservation Area and settlement within which it lies. The following design features should be taken into account by all new developments:

- 1. In general, new residential developments should have active frontages, respecting the historic building line and be orientated to face the roadways and routes through the villages, with a setback increasing with the scale and height of the building;***
- 2. New development, including extensions and backland development, should ensure that important glimpses and views out to the countryside are maintained;***
- 3. New development should be appropriate in scale and mass for the local area; and***
- 4. New development should seek to deliver some of the locally distinctive details which are responsible for the area's character, including decorative roof details and finials, brick and stone banding and in many cases porches;***

The above criteria have been developed from the Parish Design Guide (2012). Proposals should consider the contents of this Design Guide alongside this policy.

Applications which fail to address the policy criteria where opportunity exists should be refused as it is considered that they do not deliver sustainable development.

- 9.4. Ensuring high quality design within the parish is a key aim of the NDP and was considered important by the community. By requiring all new development to comply with specific design 'codes of conduct' it can be ensured that new development or alterations to existing properties add to, rather than detract from, the special local character of the parish.
- 9.5. The Tatenhill and Rangemore Conservation Appraisals and Management Plans and the Parish Design Guide are key documents which provide guidance for new developments and alterations and extensions to existing Parish properties.

- 9.6. High quality design does not mean expensive design. It simply means focusing thought and consideration during the initial stages of the design process to ensure development makes a positive contribution to its surroundings.
- 9.7. The NDP will look favourably on new developments and alterations to existing properties which utilise good design and contribute to the protection and enhancement of the special character of the Parish settlements. The Conservation Area Appraisals and Management Plans for Tatenhill and Rangemore and the Parish Design Guide both offer a comprehensive resource to guide in the design of new development.
- 9.8. The parish is home to a number of both nationally and locally significant buildings and heritage assets. Both villages contain listed buildings (including some Grade II*) which hold particular historic and aesthetic importance in addition to the collective value of buildings, recognised by their Conservation Area statuses.
- 9.9. All new development within the villages must complement, protect and where appropriate enhance both the Conservation Area and any affected listed buildings. Developments which do not complement and protect such assets will not be supported. This reflects the Listed Buildings and Conservation Act (1990) and the subsequent guidance contained in the NPPF.
- 9.10. Where wider benefits of a scheme are promoted by the applicant, these will have to be balanced against localised impact or issues. The Policy ensures that this debate can occur but the community should form an important part of the discussion. This ensures that conservation within the villages is community led and in line with guidance from English Heritage in their *Understanding Place* Document (2011).

DC2 – Front Boundaries

Within the villages of Tatenhill and Rangemore, the removal of front boundaries (including hedges and walls) will be resisted in order to retain the integrity, character and appearance of the Conservation Areas.

Where residents wish to include forecourt parking, this should be limited to one space per two bed property and for properties with three or more bedrooms, two spaces. Openings should be the minimum that they need to be for safety and appropriate access. Full removal of front boundaries should be strongly avoided.

- 9.11. Front boundaries have been identified within the Parish Design Guide and the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore as a key design feature important to the quality of both of the parish settlements.
- 9.12. In design terms, the loss of front boundaries is something that should be avoided. The NDP however, recognises that in order to ensure adequate and safe parking for residents and visitors, replacing gardens with front drives is the most suitable option. Therefore this Policy is a compromise between design and functionality of the village.
- 9.13. The Policy is considered to have struck a suitable balance by permitting the loss of only part of the front boundary and garden for parking where there is a demonstrable need, subject to compliance with the design guidance set out above.

10. Infrastructure (IN) Policies

- 10.1. The following three policies are designed to complement the wider policies in the NDP by ensuring that community infrastructure (schools, churches and public houses) are supported by appropriate highways and transportation infrastructure. Not only are these policies concerned with physical infrastructure, but also wider less tangible issues such as 'community infrastructure or capacity'.
- 10.2. The community has been very concerned about the future of shops, services and facilities within the villages and the decline of these over the last 20 years. As a result, the NDP places great importance on the preservation of such facilities and has explored innovative ways of reintroducing lost services in a practical and flexible manner through temporary uses and diversification of existing facilities.
- 10.3. All policies stress the importance of the Parish Council, Borough Council and, where relevant, the Local Highways Authority, in working together to jointly promote proposals that can be delivered collectively when funding sources are identified or opportunity becomes available through development taking place.

IN1 – Community Buildings

The NDP supports the diversification of community buildings and associated land which is ancillary to their existing use, subject to other development plan policies, and their remaining easily accessible to either of the villages for pedestrians and cycles. Community-led schemes will be considered favourably.

Planning applications for buildings with a mixture of uses will be looked upon favourably.

Residential development of existing community, retail, tourism and leisure facilities will be strongly resisted unless it can be demonstrated that there is no long term prospect of the existing use being viable.

- 10.4. Tatenhill and Rangemore Parish contains a number of community buildings which make a significant contribution to the distinctiveness and character of the local area. These buildings are, however, vulnerable to deterioration over time as their former uses become defunct or unviable.
- 10.5. The NDP therefore supports the re-use and diversification of some of these buildings for alternative uses in order to protect their important contribution to the Parish. Residential conversions will only be considered in special circumstances as outlined in Policy HE3.
- 10.6. The Community have the right under the Localism Act 2011 to bid for locally run facilities such as local shops and public houses. Whilst each circumstance will be sufficiently different it is important that the Policy supports their retention to ensure that the community have the opportunity to consider the opportunities for retention in community ownership.

IN2 – Highways Safety

Improvements to highways safety within the parish, and specifically within the Conservation Areas and outside of Rangemore School will be supported.

Proposals for traffic calming measures which improve highway safety will be supported. Developer contributions, including the use of the Parish receipts from CIL, may be sought for appropriate traffic calming measures from developments which are likely to significantly increase traffic on routes where there are highway safety problems.

- 10.7. The NDP is committed to the improvement of highway safety within the Parish. A number of measures will be put in place to address highways issues within and around the parish including the introduction of appropriate traffic calming features within the villages to slow down the speed of vehicles passing through, subject to compliance with other policies in the development plan.
- 10.8. The Parish Council and Borough Council will work closely with the Highways Authority to ensure that the features introduced are appropriate in both highways and conservation terms. Schemes around the school, key junctions and at gateways should receive priority funding.
- 10.9. Residents within the Parish are impacted negatively by speeding cars passing regularly through the villages. New development within and adjacent to the parish will undoubtedly increase traffic flows / congestion through the parish. As such this policy seeks to obtain appropriate contributions towards the delivery of these works where it can be demonstrated this is required.
- 10.10. After thoroughly discussing the issue and potential solutions, residents wish to introduce appropriate traffic calming features in order to discourage high speeds through residential areas, especially at junctions, adjacent to public buildings and at the village gateways. Installation of gateway features, traffic calming features around the school and at junctions should therefore receive priority as outlined in Appendix 1.
- 10.11. A wider range of traffic calming features have been discussed. However, most require the installation of street lights, which residents are strongly opposed to. Gateway features at each

village will remind drivers that they are entering a settlement and are expected to slow down. Where possible these may be considered alongside public realm improvements associated with Policy IN3.

IN3 – Public Realm in Villages

Where developments are proposed which front or take access from the existing public highways, schemes should ensure that the following criteria are met:

- 1. That the interface with the public realm is clearly demarked demonstrating a change from public to private land and;***
- 2. That any alterations or reinstatement to the public realm, including footpaths and roadways, are undertaken to preserve or enhance the quality of the existing public realm.***

Schemes that enhance the quality of the public realm beyond the site will be looked upon favourably, subject to the other policies of the NDP and Local Plan. All developments should support public realm improvements and should actively promote walking and cycling routes.

Schemes which propose appropriate tree planting into the street will be looked upon favourably, subject to the other policies of the NDP and Local Plan

10.12. Both villages within the parish are in need of public realm improvements. This need was identified as part of the Conservation Area Appraisal and Management Plans for Tatenhill and Rangemore. Pedestrians need to be given more priority within the street scene through the installation and improvement of footpaths and cycle routes. Pavements within the villages require improvements to make them more accessible for all users, including children and the disabled, helping to meet the sustainability aspirations of the vision and the objectives. Crossing points at key locations within the villages would provide safer routes for residents – particularly the young and the elderly. Funding and delivery of public realm improvements will be achieved by using contributions from new developments within the Parish as well as utilising other funding streams. The Parish Council, Borough Council, Highways Authority and developers will work collectively to ensure that appropriate schemes are delivered.

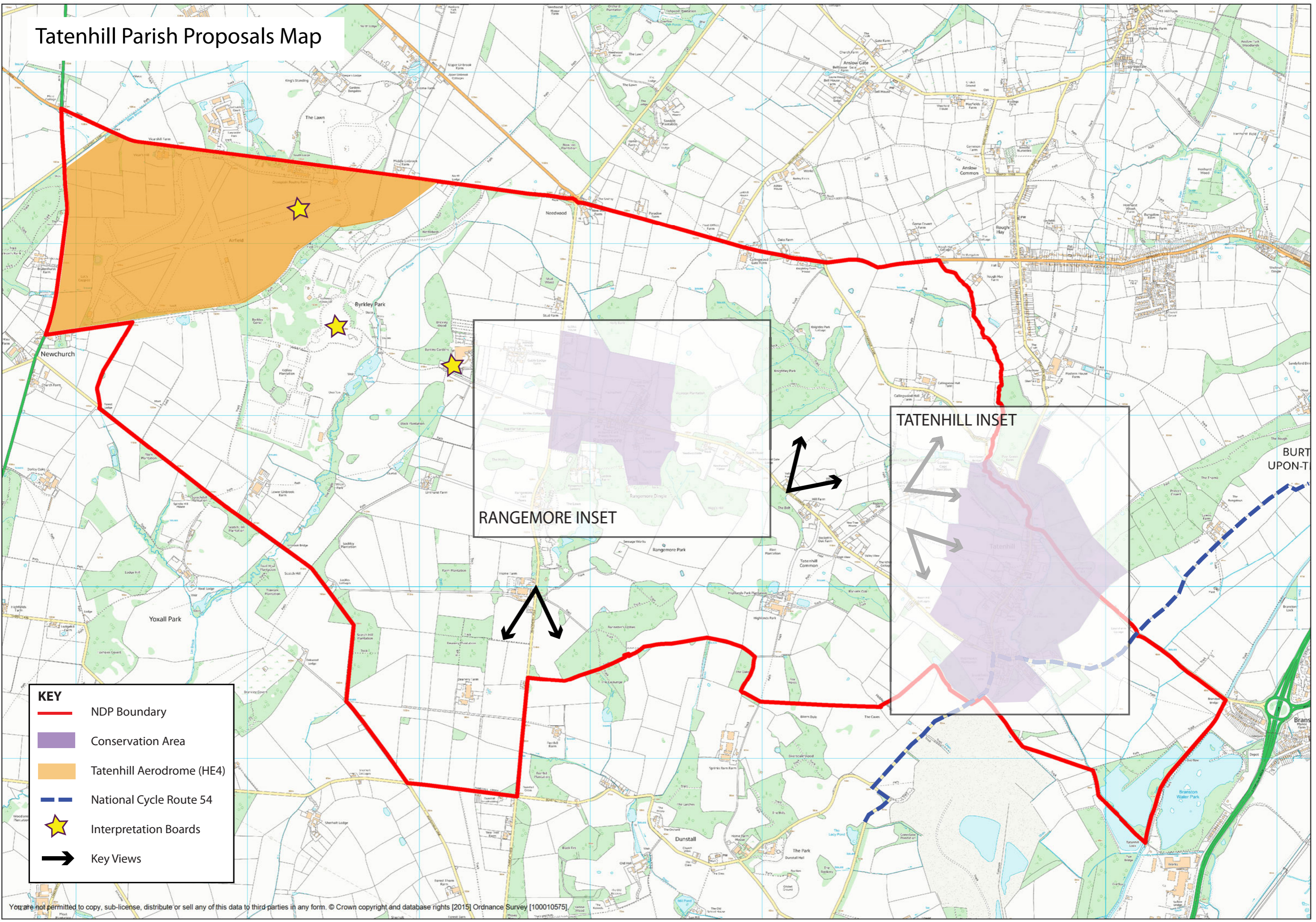
10.13. Using simple design solutions the public realm of both villages could be greatly improved. For example, using different coloured tarmac for crossings and key pedestrian routes, use of small white posts to prevent cars from driving onto and damaging grass verges. Such design solutions however, would need to go hand in hand with other projects such as the improvement of parish

walking and cycle networks and the encouragement of residents to use sustainable modes of transport.

10.14. Care must also be taken to ensure that appropriate measures are introduced that do not 'urbanise' the villages as residents are keen to retain the character of the area. It is important to ensure that as public realm schemes come forward they are collectively managed and maintained, and that schemes altering the public realm, following the implementation of any enhancement scheme, do not undermine the overall quality.

Proposals Map

Tatenhill Parish Proposals Map

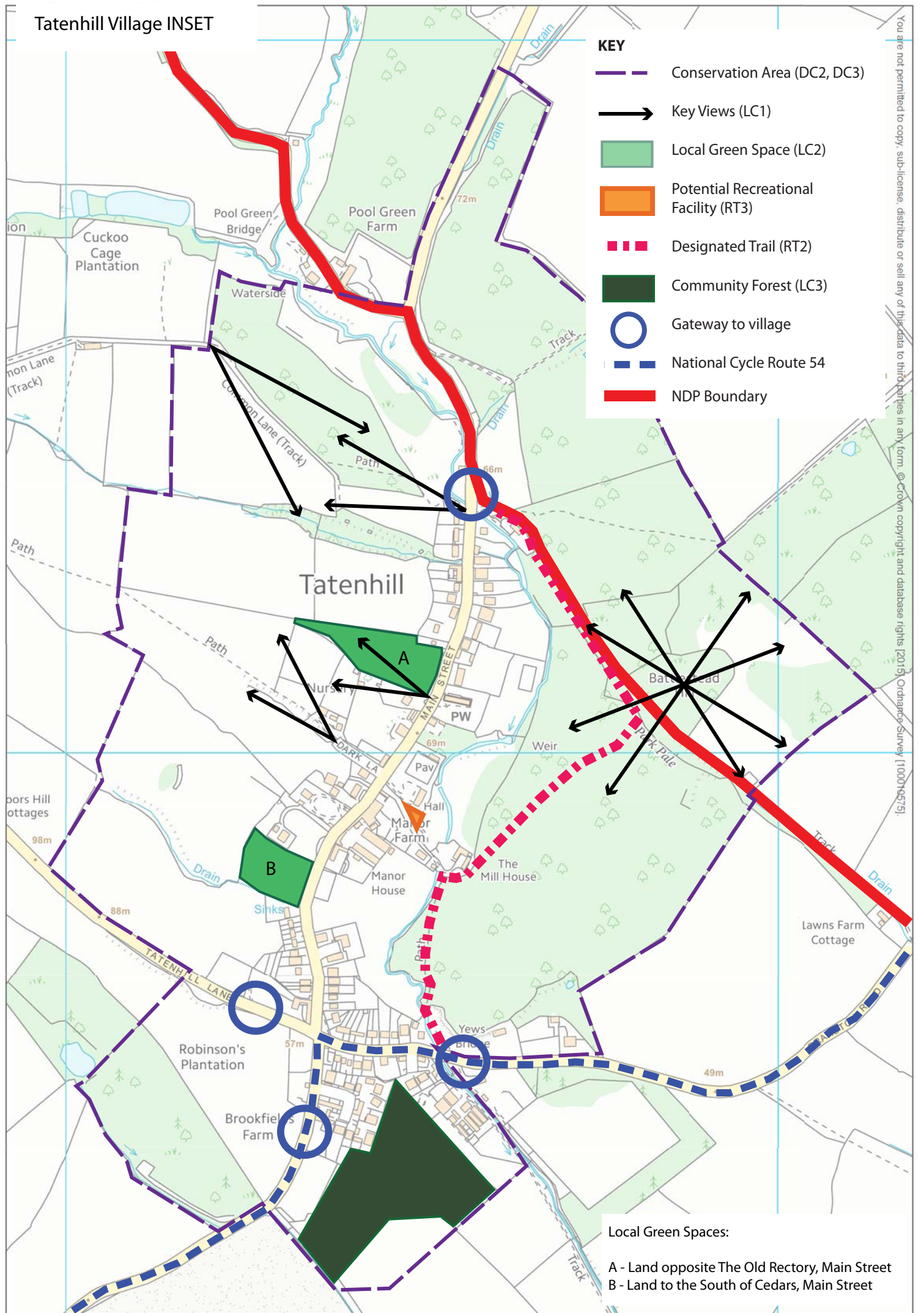


KEY

- NDP Boundary
- Conservation Area
- Tatenhill Aerodrome (HE4)
- - - National Cycle Route 54
- ★ Interpretation Boards
- ➔ Key Views

Tatenhill Village INSET

- KEY**
-  Conservation Area (DC2, DC3)
 -  Key Views (LC1)
 -  Local Green Space (LC2)
 -  Potential Recreational Facility (RT3)
 -  Designated Trail (RT2)
 -  Community Forest (LC3)
 -  Gateway to village
 -  National Cycle Route 54
 -  NDP Boundary



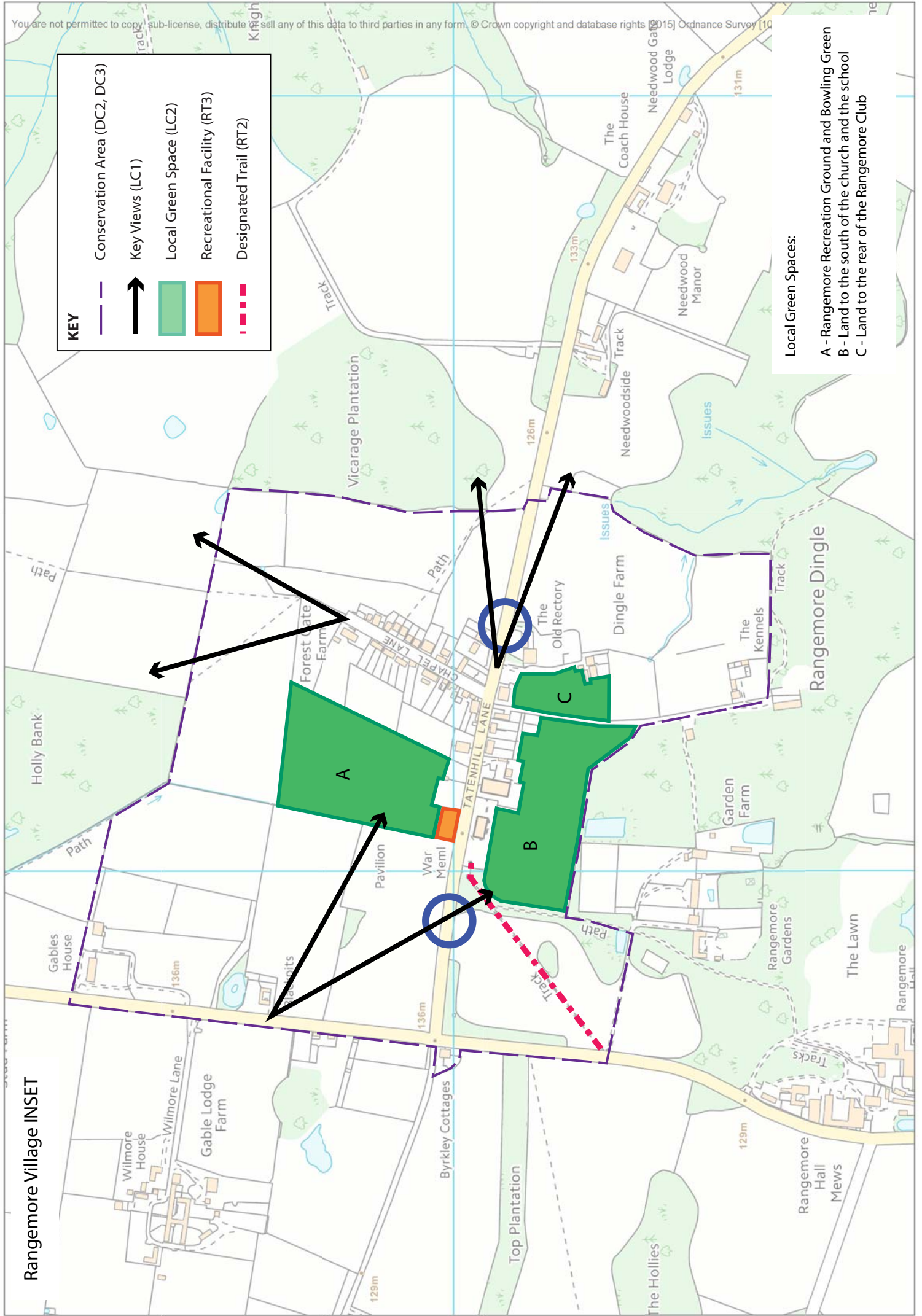
Local Green Spaces:
 A - Land opposite The Old Rectory, Main Street
 B - Land to the South of Cedars, Main Street

KEY

- Conservation Area (DC2, DC3) - Purple dashed line
- Key Views (LC1) - Black arrow
- Local Green Space (LC2) - Green shaded area
- Recreational Facility (RT3) - Orange shaded area
- Designated Trail (RT2) - Red dashed line

Local Green Spaces:

- A - Rangemore Recreation Ground and Bowling Green
- B - Land to the south of the church and the school
- C - Land to the rear of the Rangemore Club



Rangemore Village INSET

Appendix

Appendix 1: Capital projects (either from S 106 and CIL)

Project
Public Realm Improvements in Villages
Traffic calming in Villages
National Forest expansion
Play area in Tatenhill
New and improved footpath and cycle routes
Heritage Route and Trim Trail
Gateway Features
Improvement to Tatenhill Memorial Hall
Junction Improvements – Rangemore and Tatenhill Cross-Roads
Interpretation boards at the National Football Academy, Byrkley Park Garden Centre and in other key locations across the village
Improvements to Rangemore School Playground
Improvements and maintenance to both village churches, their grounds and facilities
Visual Improvements to the Rangemore Club car park

N.B. The projects are not in any particular order, and are not necessarily grouped by type or location. They simply reflect a list of benefits and improvements sought by the community through the planning and development process. It is recognised that different schemes will be delivered at different times by different types of development depending on its location and scale.

Appendix 2: Glossary

Term	Definition
Affordable Housing	<p>Affordable housing is sub-divided into three distinct types of housing:</p> <ul style="list-style-type: none">• Social Rented• Affordable Rented; and• Intermediate Housing. <p>Affordable Housing: Social rented, affordable rented and intermediate housing which is provided to eligible households whose needs are not met by the market and which will remain affordable unless the subsidy is recycled for alternative affordable housing provision.</p> <p>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.</p> <p>Intermediate Housing: Discounted Sale housing and Shared Ownership housing.</p> <p>Social Rented Housing: Housing which meets the Housing Corporation’s Design and Quality Standards (or replacement standards) and which is let by a Registered Provider of Social Housing to a person allocated that dwelling in accordance with the Council’s Allocation Scheme at a rent determined through the national rent regime (Rent Influencing Regime guidance).</p>
Allocated sites	<p>Allocated sites are identified on a Policy [Proposals] Map within a Local Plan and illustrate the delivery of spatial policies and objectives of planning authorities.</p>
Brownfield site	<p>A brownfield site is any land which is, or has previously been, occupied by a structure, with certain exceptions. The Local plan prepared by ESBC provides a full definition of these exceptions.</p>
Community Infrastructure Levy	<p>A charge levied by local authorities which raises funds from developers of land given planning permission for certain types of development, to be used for identified infrastructure projects in the Borough.</p>
Conservation Areas	<p>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.</p>
Development	<p>Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land. Most, but not all, forms of development require planning permission.</p>

English Heritage	English Heritage are the Government lead advisory body on the historic environment. They have a statutory role in the planning system and are consulted where changes in the historic environment, caused by proposed development, is to occur.
Environment Agency	UK government agency concerned mainly with rivers, flooding and pollution that aims to provide public information. Their principal aim is to protect and improve the environment whilst promoting sustainable development.
Green & Blue Infrastructure	Green Infrastructure is a network or collection of quality green and blue (water) spaces and other environmental features that interlink and serve both nature conservation and health & wellbeing purposes.
Heritage Asset	A building, monument, site, place, area or landscape identified as possessing a degree of significance warranting consideration in the plan making process resulting from its heritage interest. Heritage assets can include designated heritage assets and assets identified by the local Planning authority.
Housing Needs Survey	A survey which provides up-to-date information on the housing circumstances and aspirations of an area.
Infill Sites	Development which fills a gap in the continuity of existing building curtilages, normally residential, which normally adjoin on at least two sides, and development within a village area which would not involve outward extension. Infill schemes can in themselves only be complete schemes and cannot be the first stage of a large development.
Landscape Character Area	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.
Local Plan	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.
Market Housing	Open market housing is housing which has no occupancy restriction or legal tie and that can be bought by anyone.
National Forest	National Forest is a non-departmental public body sponsored by the Department for Environment, Food and Rural Affairs (DEFRA). Helps to create forest that is sensitive to the surrounding landscape and environment whilst also working with rural businesses to promote participation.
National Planning Policy Framework (NPPF)	<p>The NPPF is the Government's planning policy guidelines for England. It details how national policies are to be applied and implemented.</p> <p>Local and Neighbourhood Plans should take into account the policies of the NPPF in their preparation.</p>
Natural England	Natural England is the Government's statutory adviser on the natural environment in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts
Neighbourhood Plans	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004)

which sets out specific planning policies for the Parish which are the primary policies for determining planning applications in that Parish.

Parish Plan	A community led Plan setting out the Parish's aspirations for the future. Alone, Parish Plans do not have statutory planning weight.
Permitted Development	Certain permission to carry out specified limited forms of development without the need to make an application to a local Planning authority. Granted under the terms of the Town and Country Planning (General Permitted Development) Order.
Public Realm	The space between buildings comprising the highways land, footpaths and verges.
Shared Ownership	Shared ownership is a type of intermediate housing (see affordable housing) providing opportunities for individuals who want to buy a property but cannot afford to. Typically, an initial share of the property is bought by the purchaser (typically between 25%-75%) and the balance of the cost of the property is paid as rent (paid to the housing association or developer). Combined, the monthly cost of the mortgage and rent is less than a 100% mortgage on the property alone. It may be possible with some schemes to increase or decrease the percentage share owned by the purchaser. On sale of the house the proceeds are divided as per the agreed percentage share.
Shared Surface	An urban design approach which removes the barriers between vehicle and pedestrian space by removing edges and restrictive features (such as road markings and pavements).
Street Trees	Street trees are trees in urban areas, promoted for their ability to provide a wide range of environmental, social and economic benefits.
Sustainable Urban Extension	Sustainable Urban Extensions are a form of major extension to a town or city which creates a more sustainable pattern of development. Typically, development results in development with a comprehensive range of community facilities and open space to avoid out-commuting elsewhere, together with good sustainable links to the existing facilities of the town, such as the town centre.
Tatenhill and Rangemore Parish Design Guide	Document adopted by Tatenhill and Rangemore Parish to provide design guidance for new development within the Parish. Provides detailed information regarding boundary treatments, public realm and the street scene whilst also providing guidance regarding new building works. Provides ESBC planning guidance with more detailed information.
Use Classes Orders	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes include Shops (A1), General Industry (B2) and Dwelling House (C3).
Windfall sites	Sites which have not been specifically identified, or allocated, in the production of the Local Plan for future development.