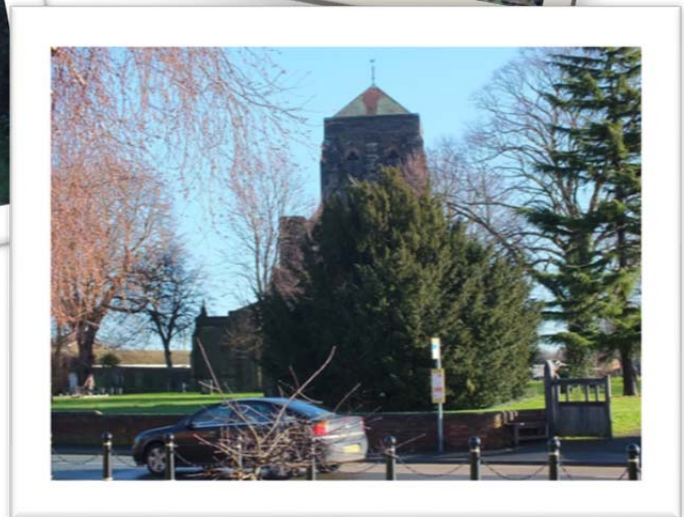


Stretton Neighbourhood Development Plan 2014 - 2031



SUBMISSION PLAN 2014

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Executive Summary

In 2011 Stretton Parish Council made the decision to prepare a Neighbourhood Plan. Neighbourhood Plans set out local planning policies to help determine planning applications for new development and set out a vision for the future of that area. Policies and site allocations in Neighbourhood Plans have to be in “general conformity” with the strategic policies in the local authority’s Local Plan and must take account of the National Planning Policy Framework.

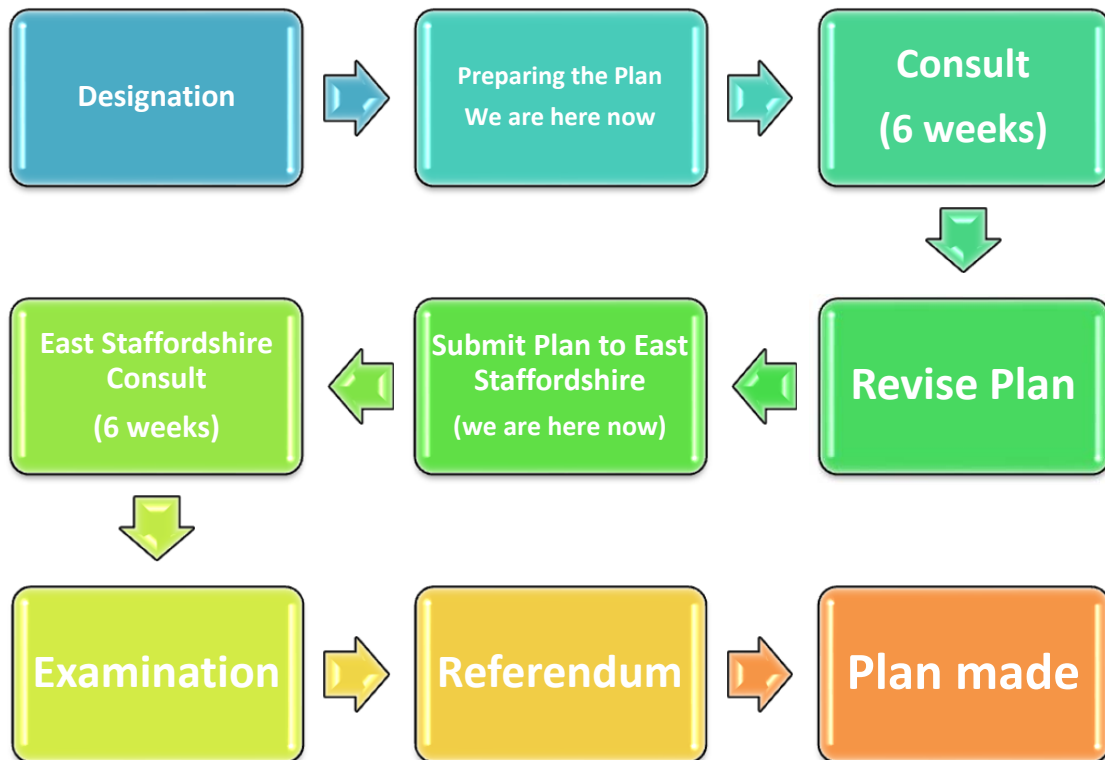
Stretton Draft Neighbourhood Plan was published for consultation for 6 weeks from 14th April 2014 to 23rd May 2014. The responses to the published Draft Plan have been carefully considered by the Parish Council and Steering Group and have been used to inform the content of this Submission Plan. The Submission Plan has been checked and is published for a further 6 weeks consultation by East Staffordshire Borough Council before it is considered by an Independent Examiner, modified and subjected to a Referendum. The Plan will then be used to guide decisions on planning applications in the area alongside the Local Plan and National Planning Policy (NPPF).

Stretton Draft Neighbourhood Plan Policies

- Policy S1 Development In The Countryside
- Policy S2 Protecting Landscape Character
- Policy S3 Protection and Enhancement of Local Wildlife
- Policy S4 Wildlife Corridors and Stepping Stones
- Policy S5 Signage and Street Furniture
- Policy S6 Flooding
- Policy S7 Protecting Archaeology in Stretton
- Policy S8 Locally Important Heritage
- Policy S9 Parish Walks
- Policy S10 Protection of Local Facilities
- Policy S11 Protecting Local Employment
- Policy S12 Outdoor Sports, Recreation Facilities and Open Space
- Policy S13 Burial Ground Provision
- Policy S14 Local Economic Facilities
- Policy S15 Re-use of existing Land and Premises
- Policy S16 New Communications Technology

1.0 Introduction and Background

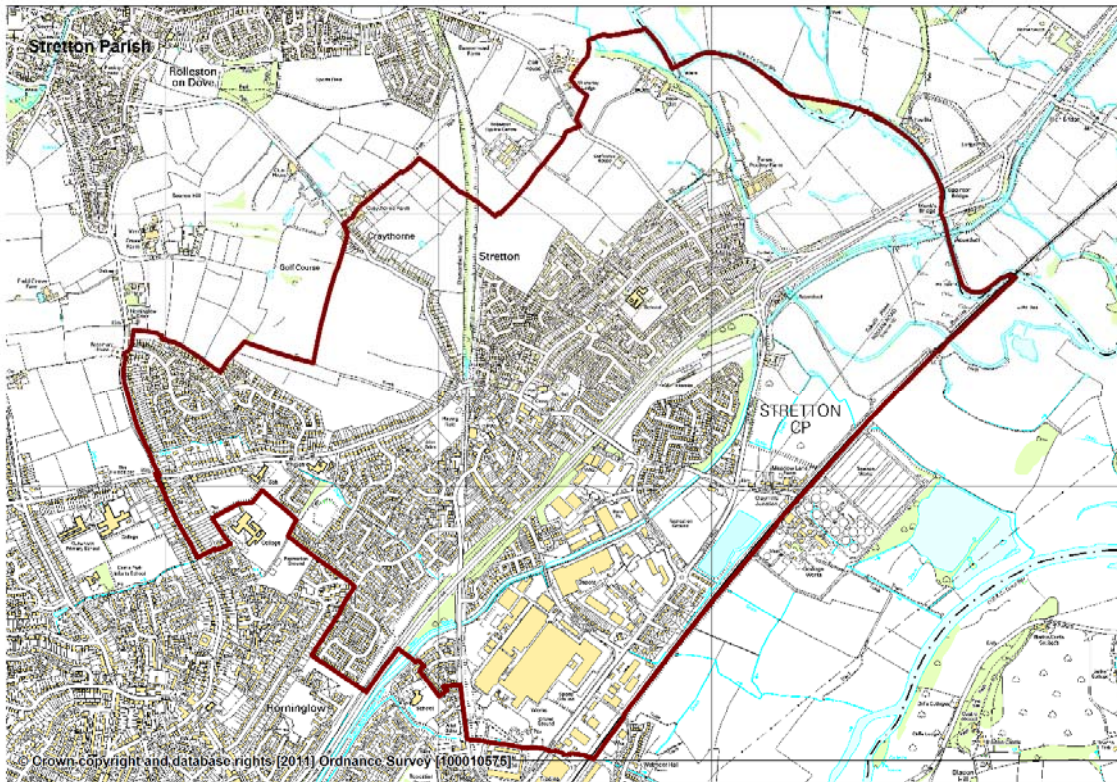
- 1.1 The Government has recently introduced substantial changes to the planning system in Britain. As part of these changes, under the Localism Act 2012, Parish Councils and other bodies have been given the power to prepare Neighbourhood Plans for their local areas.
- 1.2 Neighbourhood Plans set out planning policies to help determine planning applications for new development and as statutory planning documents form part of the “Development Plan”. Policies and site allocations in Neighbourhood Plans have to be in general conformity with the local authority’s Development Plan and must take account of the National Planning Policy Framework. Neighbourhood Plans can help to shape and direct development, but cannot propose less development than the Development Plan.



- 1.3 Stretton Parish Council made the decision in 2011 to prepare a Neighbourhood Plan and was subsequently awarded funding from the Government as a “Front Runner”. The Parish was formally Designated by East Staffordshire Borough Council as a Neighbourhood Planning Area in November 2012, and a Neighbourhood Plan Steering Group was set up comprising parish councillors and interested local residents. The Designated Neighbourhood Area is contiguous with the Stretton Parish boundary.

- 1.4 A launch event to promote local awareness about the Neighbourhood Plan was held on 10th November 2012 at the Priory Centre, Stretton. A number of comments were recorded at the launch event and these, together with the responses from a Business Survey undertaken in April 2013, were used to help inform the content and shape of an Issues and Options document. The Issues and Options document was published for 6 weeks' consultation in Autumn 2013 and the responses to this document have been carefully considered by the Parish Council and used to help shape and inform the Draft Neighbourhood Plan.
- 1.5 The consultation responses, together with the Parish Council Steering Group comments and information about how the revised Draft Plan took the responses into account, were set out in the accompanying Issues and Options Consultation Report, which is available as a separate document on the Stretton Plan website www.strettonplan.com. This information has now been incorporated into the published Consultation Statement.
- 1.6 The Draft Neighbourhood Plan was published for consultation from 14th April 2014 to 23rd May 2014. A summary leaflet was also published and distributed throughout Stretton. Hard copies of the Draft Neighbourhood Plan together with accompanying documents including the Draft Environmental Assessment and Issues and Options Consultation Report were available for viewing at the following locations: Stretton Post Office, Stretton Surgery, Stretton News plus other community venues. The Steering Group held public Drop In events on Tuesday 15th April 2014 at the Annual Parish Meeting, The Priory Centre at 7pm and on Saturday 17th May 2014 at the Priory Centre from 10am to 12 noon. Responses were invited in writing or by email, preferably on the accompanying Response Form.
- 1.7 The Submission Neighbourhood Development Plan 2014 – 2031 has been amended taking into consideration the responses received on the Draft Plan. The Consultation Statement which is published alongside the Neighbourhood Plan sets out how the consultation process was undertaken, provides information on the responses received, and how objections, comments and support for policies and proposals have informed the content of the Submission Plan.
- 1.8 The Submission Stretton Neighbourhood Development Plan 2014 - 2031 is the next step in the preparation of the proposed Stretton Neighbourhood Plan. Following formal public consultation on the Submission Plan, the Plan, accompanying documents and any outstanding objections will be scrutinised by an Independent Examiner through a public Examination. The Examiner will consider whether the Plan has met the Basic Conditions, required in the Neighbourhood Planning (General) Regulations 2012 and any outstanding objections. The Examiner's report is likely to include recommendations for further modifications to the Plan. Following this process, the Plan will be subject to a Referendum before being formally "made" or adopted by the Borough Council as a statutory plan, used to determine planning applications in Stretton.

Map 1 – Formal Designation Area for Stretton Neighbourhood Plan



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2.0 Planning Policy Context

2.1 Neighbourhood Plans have to be in general conformity with the Development Plan. This means that the policies and proposals in the Neighbourhood Plan should not be conflict with those in the National Planning Policy Framework (NPPF) and the Development Plan. The following section sets out the planning policy framework for the Stretton Neighbourhood Plan.

2.2 National Planning Policy Framework (NPPF)¹

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and priorities. The following paragraphs are significant for the Stretton Neighbourhood Plan.

Para. 6. The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7. There are three dimensions to sustainable development: economic, social and environmental. The planning system as a number of roles:

- an economic role
- a social role
- an environmental role.

Para 16. Neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

Para 183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.

2.3 National Planning Practice Guidance – Neighbourhood Planning, 2014²

A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development (as outlined in paragraph 16 of the National Planning Policy Framework).

A neighbourhood plan must address the development and use of land. This is because if successful at examination and referendum the neighbourhood plan will become part of the statutory development plan once it has been made (brought into legal force) by the planning authority. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (see section 38(6) of the Planning and Compulsory Purchase Act 2004).

Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land. They may identify specific action or policies to deliver these improvements. Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non land use matters should be clearly identifiable. For example, set out in a companion document or annex.

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan.

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the

² <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning>

relationship between policies in:

- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan

with appropriate regard to national policy and guidance.

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan.

2.4 Staffordshire Local Transport Plan 3 (LTP3), 2011³

2.4.1 The basic conditions only relate to the adopted development plan, but given the stage of the development plan at Borough level, account has been taken of the relevant emerging policies and these are also provided in Appendix I for information. The Local Transport Plan sets out the County Council's proposals for transport provision in the county, including walking, cycling, public transport, car based travel and freight, together with the management and maintenance of local roads and footways.

2.5 East Staffordshire Local Plan, July 2006 - Saved Policies⁴

2.5.1 The Stretton Neighbourhood Plan will need to have regard to Local Plan Policies including:

- ❑ CSP1: Urban and Rural Regeneration
- ❑ CSP5: Infrastructure and Community Provision
- ❑ NE1: Development outside the Urban Boundary
- ❑ E1 : Employment Land Supply
- ❑ R1 : Retail Areas and Town Centres
- ❑ R14: Local Convenience Shopping
- ❑ T1: Transport: General Principles for New Development
- ❑ L1 : Loss of Sports Pitches and Ancillary Facilities
- ❑ NE5 : Central Rivers Strategy

³ <http://www.staffordshire.gov.uk/transport/transportplanning/localtransportplan/home.aspx>

⁴ <http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanCoreStrategy/Pages/AdoptedLocalPlan.aspx>

2.6 East Staffordshire Submission Local Plan 2012-2031, 2013⁵

- 2.6.1 The Submission Plan addresses the spatial and land use implications of economic, social and environmental change and presents a development strategy and planning policy framework that will meet the development needs of the borough's residents over the period 2012 – 2031. The Submission version of the Local Plan was published for consultation in Autumn 2013 and it was formally submitted on 11th April 2014. It is proposed that the document will be adopted in early 2015.
- 2.6.2 The following list of policies are of particular relevance to the Stretton Neighbourhood Plan. More detailed information on each policy is contained within Appendix I.

- ❑ Strategic Policy 1 – East Staffordshire Approach to Sustainable Development
- ❑ Strategic Policy 2 – A Strong Network of Settlements
- ❑ Strategic Policy 3 – Provision of Homes and Jobs 2012 - 2031
- ❑ Strategic Policy 4 – Distribution of Housing Growth 2012-2031
- ❑ Strategic Policy 8 – Development Outside Settlement Boundaries
- ❑ Strategic Policy 9 – Infrastructure Delivery and Implementation
- ❑ Strategic Policy 16 – Meeting Housing Needs
- ❑ Strategic Policy 20 – Town and Local Centres Hierarchy
- ❑ Strategic Policy 21 – Managing Town and Local Centres
- ❑ Strategic Policy 22 – Supporting Local Communities
- ❑ Strategic Policy 23 – Green Infrastructure
- ❑ Strategic Policy 25 – Historic Environment
- ❑ Strategic Policy 26 – National Forest
- ❑ Strategic Policy 27 – Climate Change, Water Body Management and Flooding
- ❑ Strategic Policy 28 – Renewable and Local Carbon Energy Generation
- ❑ Strategic Policy 29 – Biodiversity and Geodiversity
- ❑ Strategic Policy 30 – Locally Significant Landscape
- ❑ Strategic Policy 32 – Outdoor Sports and Open Space Policy
- ❑ Strategic Policy 34 – Health and Wellbeing
- ❑ Strategic Policy 35 – Accessibility and Sustainable Transport

- ❑ Detailed Policy 5 – Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas
- ❑ Detailed Policy 6 – Protecting the Historic Environment: Other Heritage Assets

5

<http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanCoreStrategy/Pages/PreSubmissionLocalPlan.aspx>

3.0 Historical Development

- 3.1 As a village with an Anglo-Saxon place-name meaning very simply “The Village on the Street”, Stretton’s history goes back some 1500 years and the village is mentioned in the Domesday survey of 1086. The village until recently supported many farms as well as a Mill that was turned into a Forge to make cannonballs which were used by Oliver Cromwell’s army to destroy Tutbury Castle.
- 3.2 The first small church was built in 1838 and only a cross in the centre path in the church yard marks where the altar once stood. A new church was built in 1897 and a lot of the materials used came by canal, which runs adjacent to the village. At the time it seemed to the villagers that it was a Cathedral due to its size. The earliest non-conformist chapel was constructed on Main Street in 1873. This was replaced in 1894 by the extant Methodist Church’s.
- 3.3 A school in Stretton was recorded in 1818 where pupils were charged to attend. In 1874 a new school was built in Bridge Street, which was enlarged in 1876 and 1907 and in 1997 the old School was demolished and where it stood is now the Millennium Memorial Garden.
- 3.4 The Railway came to the village in 1848 and on 1st August 1901 the Stretton and Claymills Station opened. The Tutbury Jinny ran from Burton, calling at Horninglow, Stretton, Rolleston and Tutbury. It was unique in that it was the only “push-pull” locomotive in the country. The driver had a set of duplicate controls at the rear of the train. The line was closed on 6th May 1968. The Jinny Trail is all that is left of the line. The Anglesey Arms Public House had a pay office for railway employees.
- 3.5 Hillfield Playing Field (now renamed Jubilee Playing Field) was once an old gravel pit, which belonged to Hilton Gravel Ltd, which was gifted to the Parish Council in September 1968. Stretton lost most of its farmland to gravel extraction.
- 3.6 Bitham Community Park is another well used play and recreation area adjacent to the popular bowling green and Allotments.
- 3.7 Beech Lane is one of the oldest parts of the Village along with The Green, which had thatched cottages. Parts of the old village can still be found but are now surrounded by housing and industrial estates.
- 3.8 Pirelli came to Stretton in 1929 and is still providing local employment. It was quite amazing at the time for a factory of this calibre to come to such a little village.

3.9 Over the past 53 years Stretton’s population has grown immensely, although the area covered by the ward has been reduced. This can be seen from the figures in Table 1 below:

| Year | Population | Households | Hectares |
|------|------------|------------|----------|
| 2011 | 8,611 | 3,570 | 449 |
| 2001 | 7,763 | 3,129 | 375 |
| 1991 | 7,435 | 2,916 | 451 |
| 1981 | 4,147 | 1,457 | 514 |
| 1971 | 4,258 | 1,440 | 505 |
| 1961 | 2,222 | 734 | 505 |

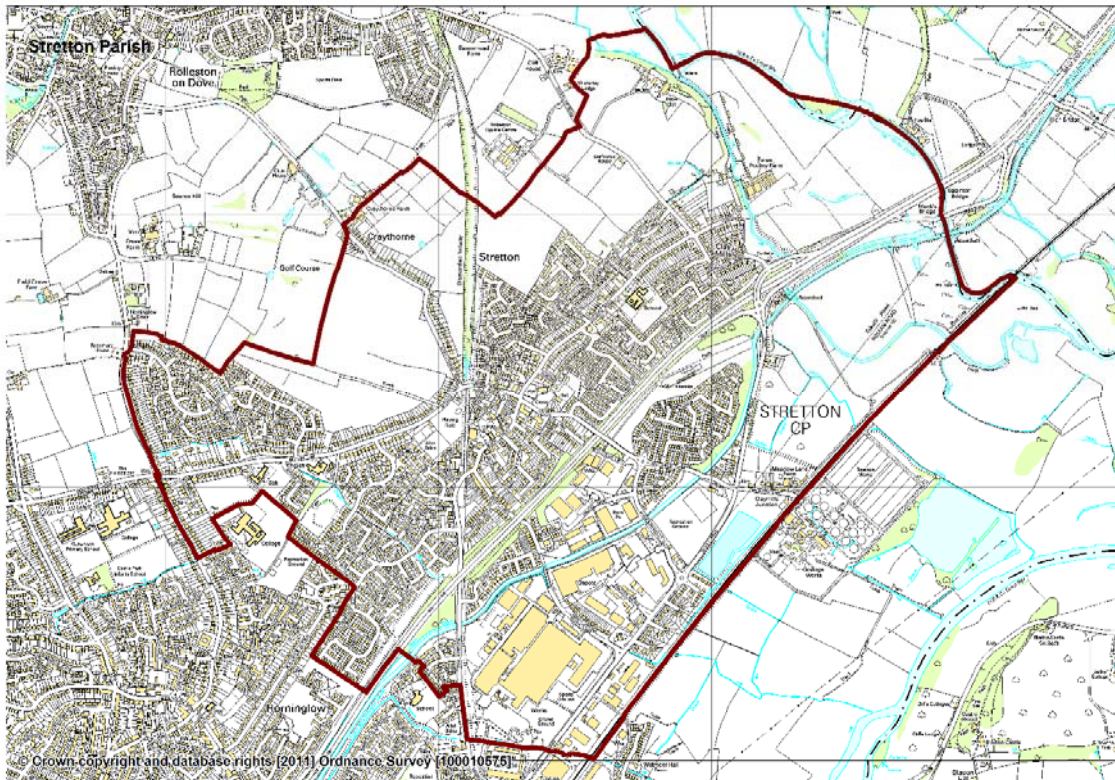
Table 1 Stretton 1961-2011⁶

3.10 In 2000 the Boundary Commission proposed to make changes to parish and ward boundaries. The proposal was for the area south of the A38 divide (Derby Road area) to be included in Eton Ward. There were no separate Parish Councils at that time for Inner Burton. Following a successful campaign by Stretton parishioners and the Parish Council the proposed change was not made to the Parish boundary but was to the Ward boundary. The make-up of the Parish was slightly changed by renaming to have Stretton and Stretton South East.

3.11 Then in 2011 the Boundary Commission proposed to make changes to the County Council Division Boundaries – the area north of Bitham Lane to join Dove division and the land south of the A38 divide to join Burton Town division. Following a campaign by Stretton parishioners and the Parish Council this was successfully overcome.

4.0 Stretton Today

Map 2 Location and Boundary of Stretton Parish



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- 4.1 Today Stretton is a pleasant, largely residential suburb located about 3 miles north of Burton-Upon-Trent town centre. Stretton ward has a population of 8,611 (2011 Census)⁷ and extends over 449 hectares.
- 4.2 The A38 bisects Stretton north east/ south west with the residential area located mainly to the north of the road, and a mix of commercial / industrial units around the Pirelli site, and some residential development to the south. The Trent and Mersey Canal meanders through the area and the housing estates give way to open countryside to the west, north and east.
- 4.3 The area has a number of natural heritage assets including the Jinny Trail linear woodland route linking Stretton to Rolleston, playing fields, a bowling club, allotments and open countryside, and an area of woodland next to the canal. Built heritage assets include several listed buildings such as St Mary's Church, the canal aqueduct and a milepost, as well as the route of a Roman Road (Ryknild Street).
- 4.4 Community facilities include a small shopping precinct with a convenience store, a larger Co-Operative supermarket, St Mary's Church, the Methodist Chapel and the Priory community centre. Schools in the area include William Shrewsbury Primary School and Fountains Special Schools Federation. Most children of secondary age attend The De Ferrers Academy.

⁷ <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

- 4.5 In the Place Survey 2008/09 Respondents were asked how satisfied or dissatisfied they are with their local area as a place to live. In Stretton 90% of respondents were very/fairly satisfied, which is above the Borough average (79%).
- 4.6 The 2011 Census Neighbourhood Statistics⁸ provides the following information about Stretton.
- 4.7 Stretton is a relatively economically prosperous part of the country where 44.2% of the resident population are economically active compared to 40.7% in East Staffordshire and 38.6% in England. A slightly higher proportion of working people are in Professional roles (16.8% compared to 14.6% for East Staffordshire) although there are slightly fewer than for England as whole (17.5%). Stretton also has a significantly higher proportion of residents in Administrative roles (14.1% compared to 10.3% for east Staffordshire and 11.5% for England). A slightly higher proportion of Stretton's residents over 16 years have 5 or more GCSEs Grades A-C (17.1% compared to 16.1% for east Staffordshire and 15.2% for England).
- 4.8 44% of Stretton's population own their property outright, compared to 35.1% in East Staffordshire and 30.6% in England. There is a significantly higher proportion of detached properties in Stretton; 50.4% of dwellings in Stretton are detached compared to 31.1% in East Staffordshire and 22.3% in England.
- 4.9 Stretton's population profile shows a slightly higher proportion of older residents with 19% aged 65 and over, compared to 16.9% for east Staffordshire and 16.4% for England. Local people enjoy relatively good health with 48.9% reporting Very Good Health, compared to 45.9% for East Staffordshire and 47.2% for England.
- 4.10 Stretton also has a predominantly English population compared to many areas; 72.7% describe themselves as English only, compared to 66.2% in East Staffordshire and 60.4% in England.
- 4.11 At the Launch Event for the Neighbourhood Plan in November 2012⁹, residents were very positive about the strong sense of local community and the many activities on offer in Stretton. Local people would like to see the sense of community and local facilities maintained, and generally enjoy the green areas, woods, wildlife and opportunities for walking around the area. There were concerns about dog fouling, access to health services, traffic and parking and inadequate public transport. There were also suggestions that existing walking and cycling routes should be improved and made more accessible for everyone.

8

<http://www.neighbourhood.statistics.gov.uk/dissemination/LeadKeyFigures.do?a=3&b=6506339&c=Stretton&d=14&e=62&g=6463367&i=1001x1003x1032x1004&m=0&r=1&s=1387467209394&enc=1>

⁹ Stretton Neighbourhood Plan Launch Event Comments, November 2012

<http://www.strettonplan.com/index.html>

- 4.12 The Business Survey in 2013¹⁰ showed that there was support for more employment opportunities in tourism and cafes, although any new business related development should be located on brownfield land or use existing buildings. There were comments about the need for improved communication technologies such as broadband and that good public transport links are needed.
- 4.13 This information, together with the comments received on the Issues and Options document¹¹ have been used to inform the Draft Neighbourhood Plan.

¹⁰ Neighbourhood Plan Business Survey Results, Stretton Parish Council, April 2013
<http://www.strettonplan.com/index.html>

¹¹ Stretton Neighbourhood Plan, Issues and Options Consultation Report, 2014
<http://www.strettonplan.com/index.html>

5.0 Vision and Objectives

Vision

Our Vision for Stretton is:

By 2031 Stretton will be a place where the health and wellbeing of the community is of paramount importance, and a high quality of life is enjoyed by everyone.

Stretton will be a place with a unique and strong identity. It will continue to be a desirable place of choice, which meets the needs of its diverse community and is welcoming to all. There will be a strong sense of community with local people involved in a wide range of local activities and events and people will use their expertise and knowledge to the benefit of others. Businesses will be attracted to Stretton, providing a range of employment opportunities for local residents. The open countryside will be protected and open spaces will be enhanced for the enjoyment of all.

Objectives

To achieve this Vision, the Objectives for the Neighbourhood Plan are:

- 1. To protect our open countryside
(Neighbourhood Plan Policies S1, S2, S3, S4, S6)**
- 2. To protect and improve our open spaces
(Neighbourhood Plan Policies S1, S2, S3, S4, S6)**
- 3. To improve access and use of key routes such as the Jinny Trail and the Trent and Mersey Canal
(Neighbourhood Plan Policies S5, S9)**
- 4. To live in an area where people feel safe and crime is low
(Neighbourhood Plan Policies S5, S9, S10, S15)**
- 5. To make sure Stretton benefits from the redevelopment of the Pirelli site, and any adverse impacts are minimised
(Neighbourhood Plan Policies S5, S9)**
- 6. To investigate the need and possibly a site for a new burial ground
(Neighbourhood Plan Policy S13)**

- 7. To retain and improve community facilities using the parish precept and also Community Infrastructure Levy (CIL) where necessary
(Neighbourhood Plan Policies S9, S10, S12, S14, S16)**
- 8. To identify a network of way marked walks around the area
(Neighbourhood Plan Policies S5, S9)**
- 9. To work towards ensuring that access to the latest in communication technologies is available to all
(Neighbourhood Plan Policy S16)**
- 10. To use the Stretton Neighbourhood Plan to develop the area's sense of community and identity and to retain and enhance local distinctiveness and historic built and landscape character.
(Neighbourhood Plan Policies S1, S2, S3, S4, S5, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16)**
- 11. To seek to ensure that flooding is neither created or exacerbated as part of future development and that steps are taken to reduce the risk of flooding as part of new development through the use of flood risk mitigation measures, sustainable surface water drainage systems and adherence to national (and local) policy on development and flood risk.
(Neighbourhood Plan Policy S6)**
- 12. To communicate and promote the Stretton Neighbourhood Plan to ensure it is widely known about and understood – not just the Parish Council's plan, but also STRETTON'S PLAN
(Neighbourhood Plan Policies S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16)**
- 13. To retain existing employment sites and expand employment opportunities in Stretton.
(Neighbourhood Plan Policies S11)**

6.0 Stretton Neighbourhood Plan Planning Policies

6.1 Protecting Open Space, Open Countryside, Landscapes and Wildlife

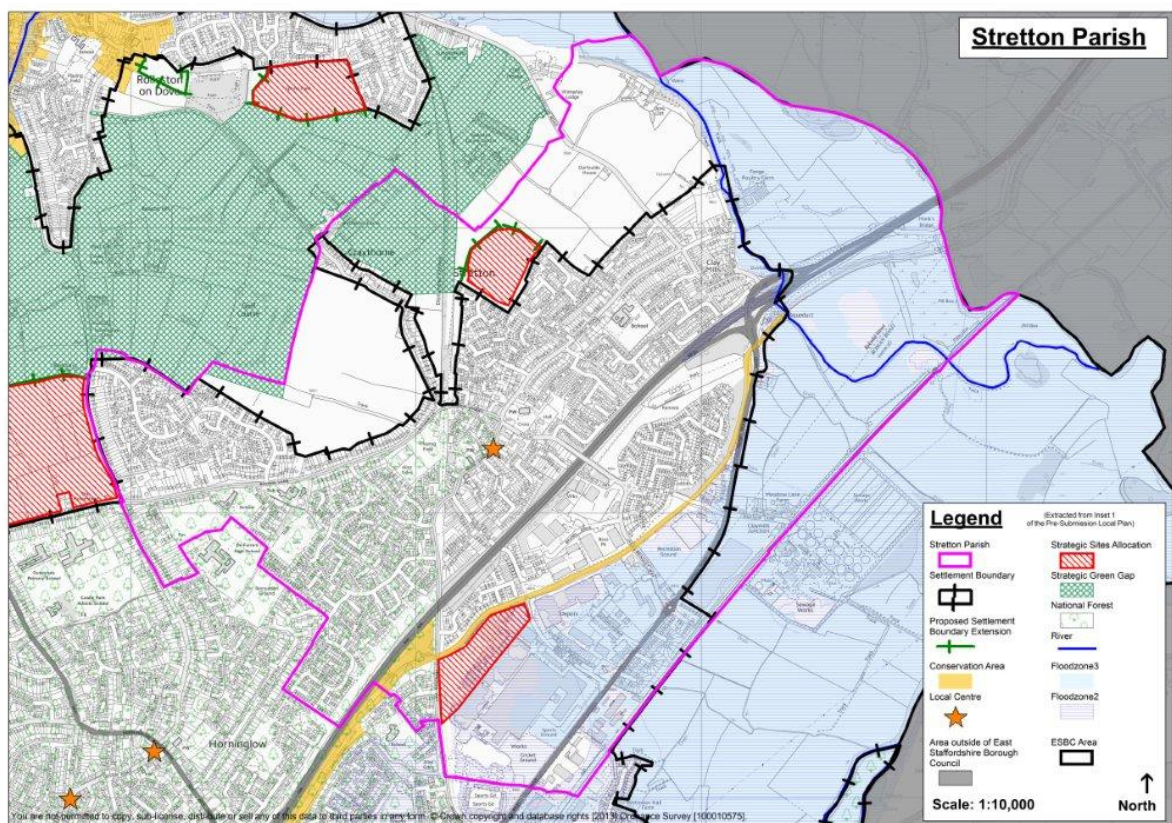


Bitham Lane Community Park

- 6.1.1 Stretton is fortunate to be located on the edge of attractive open countryside and to have several areas of open space, all of which are highly valued by local people. Areas of woodland such as the Stretton Woodland, Jinny Nature Trail, open fields, the playing field, allotments and recreation ground should be protected for the enjoyment of existing and future residents. Other areas of wildlife interest and importance such as hedgerows should be protected and enhanced.
- 6.1.2 The Parish Council is working to increase tree cover in the neighbourhood and there may be opportunities for further landscape enhancement to support local wildlife and flood risk amelioration objectives.
- 6.1.3 A recent proposal to develop land at Guinevere Avenue for 100 new houses was resisted by the Parish Council, but the application has been approved by East Staffordshire Borough Council and is included in the development plan. Further development on green fields and open spaces will be strongly resisted in the Neighbourhood Plan in line with the Submission Local Plan Strategic Policy 2 A Strong Network of Settlements which advises that “new development should be concentrated within the settlement boundary” (as defined on the Proposals Map) and Strategic Policy 8 Development Outside Settlement Boundaries.
- 6.1.4 The Parish Council considers that large scale development on green fields outside the Stretton settlement boundary would put Stretton at risk of losing its individual identity as a village with a strong sense of local community; the village could become a suburb

of Burton upon Trent. There are also concerns that further development to the north and west of Stretton will lead to merging with the neighbouring village of Rolleston On Dove, although part of this area is identified as a Strategic Green Gap under Policy SP31 Green Belt and Strategic Green Gaps (see Map 3 below). In addition much of the rural area around Stretton has historic landscape significance and supports a range of wildlife. More detail on this is provided under the Landscape Character section below, but it is important to note that the area's importance should be recognised and the rural character and setting of this area should be protected. The emphasis in the Neighbourhood Plan therefore will be on protecting the settlement boundary and only permitting small scale, infill development on vacant or underused sites within the built up area.

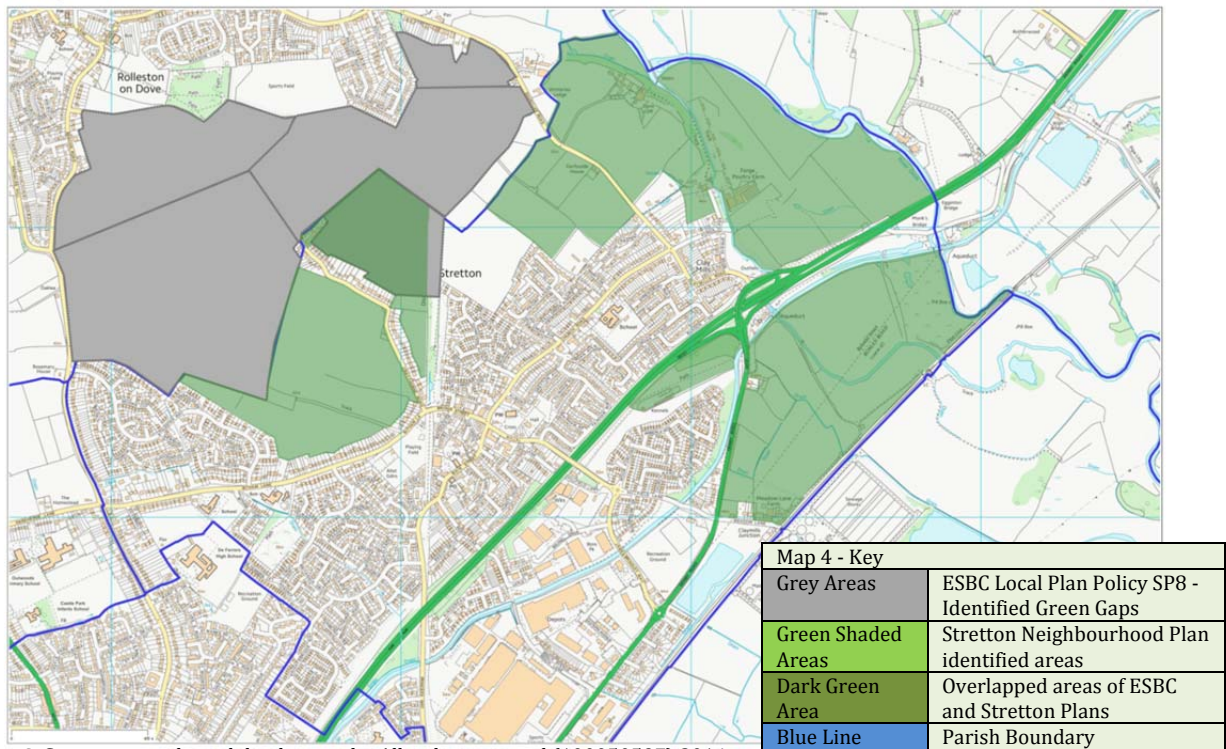
Map 3 Inset No. 1 Burton and District, East Staffordshire Borough Council Submission Local Plan Proposals Map, 2013 ¹²



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¹²

Map 4 Areas of Identified Protected Open Space in Stretton Neighbourhood Plan



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Planning Policies

Policy S1 Development in the Countryside

The areas of countryside identified on Map 4 above are protected from inappropriate new development which impacts adversely on the openness of the settlement's surroundings. These areas include both strategic green gaps as identified by East Staffordshire Borough Council in emerging Local Plan Policy SP31, and other areas of countryside beyond the development boundary, as in emerging Local Plan Policy SP8, which have been identified by the Parish Council and which are highly valued by local people.

The landscape to the north and east has been identified for historic landscape significance. These areas are protected in order to maintain the open aspect to the west of Stretton and the views towards the surrounding countryside, to preserve their historic significance and to provide improved accessibility as part of supporting opportunities to encourage health and well-being. Provision of interpretation facilities related to heritage and wildlife in these areas will also be supported.

Further development beyond the existing settlement boundary will not be permitted in line with the Adopted Local Plan Saved Policy NE1¹³ and Strategic Policies 2, 8 and 31 of the East Staffordshire Borough Council Submission Local Plan¹⁴.

Neighbourhood Plan Objectives 1, 2, 10, 12

¹³ www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanCoreStrategy/Pages/AdoptedLocalPlan.aspx

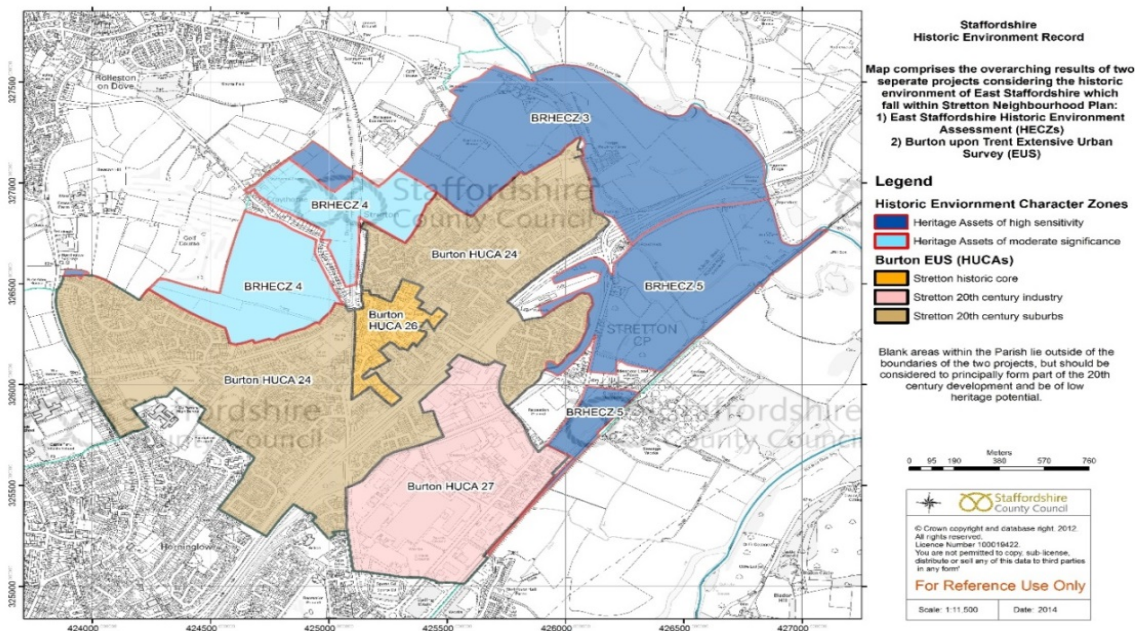
¹⁴

www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanCoreStrategy/Pages/PreSubmissionLocalPlan.aspx

Landscape Character Areas

6.1.5 Map 5 “Historic Environment Character Zones” identifies different areas of historic environmental character within Stretton from the Historic Environment Landscape Assessment undertaken in 2013¹⁵. Open areas to the north and east of the built up area are identified as Heritage Assets of High Sensitivity and open areas to the north of Stretton are identified as Heritage Assets of Moderate Significance. Historic maps and the surviving field patterns beyond the modern settlement boundary fossilise evidence of large areas of common land and open fields which had surrounded Stretton from at least the medieval period onwards. The open fields, which were farmed collectively by the villagers in two or more large fields, began to be enclosed from the 16th century onwards. The resultant field pattern created by this process, and enclosed by hedgerows, is particularly well preserved in the northern and north eastern parts of the Parish. To the east of Clay Mills the legacy of medieval ploughing can also be seen as extensive ridge and furrow earthworks. A watermill, possibly located on the site of the extant Clay Mills, also formed an important component of the medieval agricultural economy of Stretton.

Map 5 – Historic Environment Character Zones



By permission of East Staffordshire Borough Council

6.1.6 Stretton falls within two of Natural England’s National Landscape Character Areas, 68 Needwood and South Derbyshire Claylands¹⁶ and 69 Trent Valley Washlands¹⁷.

¹⁵ Staffordshire County Council 2013 Historic Environment Landscape Assessment: East Staffordshire Appendix 1 (cf. BRHECZ 3 and BRHECZ 5)

¹⁶ <http://publications.naturalengland.org.uk/publication/4492587?category=587130>

¹⁷ <http://publications.naturalengland.org.uk/publication/5447860266991616?category=587130>

- 6.1.7 Needwood and South Derbyshire Claylands National Character Area (NCA), though divided by the River Dove's wide flood plain, is predominately a rolling plateau that slopes from the southern edge of the Peak District to the valley of the River Trent in the south-west. Also in the south are frequent plantations and ancient woodlands of the former Forest of Needwood. Elsewhere, the extensively hedged and pastoral landscape is dominated by mixed farming and features a dispersed pattern of villages and other settlements. Hedgerow trees also contribute to the wooded character of this NCA. The National Forest is situated on the eastern side of the NCA.
- 6.1.8 A good network of rights of way and other trails and paths, along with ease of access from the surrounding conurbations of Derby and Burton-upon-Trent, means that the area is important for recreation. Future challenges for the area include management of flooding, maintaining the character of the farmed landscape and settlements, safeguarding water quality, and expansion of woodlands and the restoration of existing wood pasture and parkland.
- 6.1.9 The Trent Valley Washlands National Character Area (NCA) comprises the river flood plain corridors of the middle reaches of the River Trent's catchment in the heart of England. It is a distinctly narrow, linear and low-lying landscape, often clearly delineated at its edges by higher ground, and it is largely comprised of the flat flood plains and gravel terraces of the rivers.
- 6.1.10 A washland is described as an area of flood plain that is allowed to flood or is deliberately flooded for flood management purposes. Thus the Trent Valley Washlands are strongly defined by the riverine environment and periodic inundation. The key ecosystem services provided are related to water, its availability and regulation of flow. Thick superficial deposits of alluvium and river terrace gravels dominate the Washlands' geology. Variations in these, the resultant soils and the differences in elevation above and below flood levels have determined both settlement pattern and agricultural land use. Arable crops are by and large located on the freely draining soils of the river terraces and on the higher ground where fields are big and hedgerows are small with few trees. Pastoral farming generally takes place on the river flood plains, where soils are subject to frequent flooding or are naturally wet. Here fields are usually smaller and the hedgerows fuller with more tree cover. Overall woodland cover in the Washlands is very limited, although riparian trees, especially willows, provide an important component of the landscape.
- 6.1.11 The broad rivers, their riparian vegetation and the semi-natural parts of the flood plain form the main habitats of the Washlands, with flooded former gravel extraction sites introducing new wetland habitat into the area. Characteristic species are those associated with these wetlands such as grey heron, lapwing and kingfisher. The rivers have attracted humans from the earliest times, especially the gravel terraces and crossing points. Traditional buildings are typically made of red brick with clay plain tile roofs with the occasional survival of some earlier timber-framed structures, while grander dwellings and churches are often built from sandstone.
- 6.1.12 Sites of Biological Importance (SBI) within the Parish are:
- Claymills Junction Mere (SK 260 257); and
 - Trent and Mersey Canal at Monks Bridge (SK 269 269).

6.1.13 There are three Biodiversity Alert Sites (BAS - sites with potential to be a SBI or which have been an SBI but the condition has deteriorated) within the Parish:

- Bitham Clay Pits (SK 246 259);
- Dove Cliff (SK 256 276); and
- Princess Way (SK 250 255).

6.1.14 There are records of several Protected Species in Stretton Parish and a number of BAP (Biodiversity Action Plan) species records. BAP habitats are recorded as undetermined woodland and floodplain grazing marsh. The BAP Ecosystem Action Plan identifies 3 areas in Stretton: Urban, River Gravels and Central Farmland. The latter is only found in small areas to the north.

Biodiversity Importance in Stretton

By permission of Staffordshire Ecological Record the following species have been identified as in evidence in Stretton parish.

- Bluebells
- Otter
- All Species of Bat
- Pipistrelle
- Water Vole
- Fieldfare
- Kingfisher
- Redwing
- Great Crested Newt

6.1.15 Parts of Stretton Parish lie in 3 of the Biodiversity Opportunity Zones of Canals, Rivers and Streams, the Farmland Zone and the Primary Urban Zone.

Rivers, Canals and Streams Zone

Staffordshire Biodiversity Action Plan (SBAP) Priority Habitat Types

(Further information on SBAP priority habitat types and species can be found on the SBAP website (<http://www.sbap.org.uk>). Coastal & Floodplain grazing marsh, Purple Moor Grass & Rush pasture, Lowland Meadow, Reedbeds, Eutrophic Standing Waters, Wet Woodland, and Ponds.

SBAP Priority Species

Atlantic Salmon, Brown Trout, Depressed River Mussel, Eel, Freshwater White-clawed Crayfish, Grass Snake, Lapwing, Northern Yellow Splinter Crane-fly, Otter, Snipe, Spined Loach Fish and Water Vole

Objectives for the Zone

- *Wetland mosaics will be the priority within this zone; maintain, restore and create wetland mosaics, with connectivity to watercourses where possible focusing on open water, Coastal & Floodplain Grazing Marsh, Purple Moor Grass & Rush Pasture and Lowland Meadow.*

- *There will be opportunities to create new Eutrophic Standing Waters (water bodies that are rich in minerals and organic content) through quarry restoration and it will be important that this happens within a landscape scale approach to best serve biodiversity, support existing ecosystems and ecosystem services.*
- *Other wetland features such as ponds and reedbeds need to be expanded, especially in networks of different successional ages.*
- *Maintain and enhance natural river and stream features such as meanders, backwaters, pools and riffles, braiding and presence of woody debris where it is not a flood risk.*

Farmland Zone

SBAP Priority Habitat Types

(Further information on SBAP priority habitat types and species can be found on the SBAP website (<http://www.sbap.org.uk>).

Eutrophic Standing Waters, Coastal & Floodplain Grazing Marsh, Lowland Fens, Hedgerows, Lowland Dry Acid Grassland, Lowland Heathland, Lowland Mixed Deciduous Woodland, Lowland Meadow, Open Mosaic Habitats on Previously Developed Land, Ponds, Purple Moor-grass & Rush Pasture, Reedbeds, Wood-pastures & Parkland.

SBAP Priority Species

Barn Owl, Brown Hare, Bats, Farmland Seed-eating Birds, Grey Partridge, Harvest Mouse, Lapwing, Otter, Polecat, Yellow Wagtail.

Objectives for the Zone

- *Reduce fragmentation of existing semi-natural habitats by linking sites through the creation of habitat corridors and networks using priority habitats where possible.*
- *Hedgerows, Arable Field Margins and Rivers are priorities in achieving this objective,*
- *Create wetland, grassland and woodland mosaics to diversify the area.*
- *Grasslands are particularly important, with an emphasis on Lowland Meadow and Coastal & Floodplain Grazing Marsh.*
- *Orchards are uncommon features in East Staffordshire and the two Farmland zones provide the most appropriate rural opportunities for the creation of new sites. Ideally, maximising the use of genetic material from old / rare fruit tree species.*

Primary Urban Zone – Burton-upon Trent

SBAP Priority Habitat Types

(Further information on SBAP priority habitat types and species can be found on the SBAP website (<http://www.sbap.org.uk>).

Rivers, Coastal & Floodplain Grazing Marsh, Open Mosaic on Previously developed Land, Lowland Mixed Deciduous Woodland and Lowland Meadow.

SBAP Priority Species

Bats, Bumblebees, Great Crested Newt, Hedgehog, House Sparrow, Slowworm, Song Thrush and Water Vole.

Objectives for the Zone

- *The primary objective for this zone is to provide semi-natural habitats within and around urban centres including Open Mosaic on Previously Developed Land, Lowland Mixed Deciduous Woodland and Lowland Meadow.*
- *To ensure that development is sustainable by providing permeable corridors through which species can move. In Burton this is particularly important around sites such as The Trent and Mersey Canal, a section of which is designated as a Local Wildlife Site and a Local Nature Reserve and the small woods on the eastern side of the town.*
- *Widen and create complementary habitats where possible for priority species. Burton supports a diverse range of non-native plant species of interest which are associated with the town's rich industrial heritage. One such plant Indian Knotgrass (*Polygonum cognatum*) (Stace, 2010) is known from only one site in the British Isles.*
- *Maintain an open corridor through development zones and link to other open green space.*
- *Secure and maintain positive management of urban habitats. Both Uttoxeter and Burton host areas that are defined as Open Mosaic on Previously Developed Land and, ideally, a selection of sites displaying a range of habitat types, from open, sparsely vegetated areas through to scrubby stands, needs to be retained at any one time.*

The Parish Council recognises the value that landscape and wildlife have in terms of enhancing local quality of life and supporting mental and physical health by encouraging residents to get out and about and enjoy the countryside at first hand. Planning proposals will be required to maintain and enhance these special landscape qualities and demonstrate how local distinctiveness and character have been considered and incorporated into designs.

Planning Policies

Policy S2 Protecting Landscape Character

Development proposals should recognise and seek to protect and enhance the historic landscape and local character of the Parish. Mature trees and historic hedgerows should be protected and incorporated into any landscape design schemes and their long term maintenance ensured.

Neighbourhood Plan Objectives 1, 2, 10, 12

The Jinny Nature Trail



The Jinny Trail

- 6.1.16 In 1986 Stretton Parish Council acquired the southern section of the disused railway line from Burton Borough Council. Rolleston Parish Council owns the northern section where the Station once stood. Over the years the wildlife value of the area has slowly evolved and trees and plants have become established to make it the place it is today.
- 6.1.17 Entering the trail from Bitham Lane, steps lead down to a gravel path and there is a pond on the left side. There is also a disabled access from Bridge Street. The pond is fed by one of the many streams that flow through the village. Recently this area has had been enlarged, the pond has been cleaned, a small weir has been introduced to help stop debris from getting into the nearby gully along with an observation platform. New aquatic plants have been planted around the edge to help encourage aquatic life back into the pond. Three-spined sticklebacks, diving beetles, freshwater shrimps, frogs, newts, and common kingfishers have all been seen there.
- 6.1.18 Further down the trail there is a fork in the path with a set of steps leading to a brick built loading dock, where aggregates used to be loaded and transported when the railway was operating. This area is going to be cleared and the dock renovated.
- 6.1.19 Continuing down the trail towards Rolleston the trail becomes wetter even during a drought, it is heavily overgrown with Willows and tall Ash Trees. All self-set the trees even grow into the embankment, where rabbits dig their burrows and disturb the shallow tree roots, causing the trees to fall during and after stormy weather. This area is a haven for a vast variety of wildlife. As the trail borders on the edge of remaining meadow land bird life is very varied and Thrush, Fieldfare, Crow, Rook, Heron, and Raptors, who frequent the A38 can be seen, Swallow and Swift visit the area during the summer months. Goldfinches have also started to come back as pesticides in the 1970s killed these and many other species. At dusk, Redwings and Blackbirds gather to roost in the hawthorns and willows on winter evenings. Carrying on down the trail it

narrows, wild Blackberry grows which provides nesting for a small song bird, the Lesser White Throat. The Cuckoo visits the wooded area in the spring. Tawny and Little Owls roost in the trees. There are Tree creepers, Greater Spotted Woodpecker, Long Tailed, Great, and Blue Tit and Robin that frequent our gardens, Tree and Hedge Sparrow all to be seen along the walk and many more.

- 6.1.20 Pipistrelle Bats can be seen during the summer months after dusk, hunting for insects they roost during the day in properties in the neighbourhood.
- 6.1.21 Briars grow amongst the brambles. This is a place where Rose Gall Wasps lay their eggs in the rose hips. On the embankment Rosebay Willow Herb produce spikes of purple flowers where the Elephant Hawk Moth lays its eggs, their caterpillars are pink. Voles also have runs around these plants as they don't like open ground. On open areas flowers such as Birds foil, Trefoil, Coltsfoot, Umbellifers, Lady's Smock, Cuckoo spit, and the Common Spotted Orchid have been found. These habitats all support insects and butterflies.
- 6.1.22 There is evidence of Badger and Fox along the Trail.
- 6.1.23 The Jinny Nature Trail is open to all to enjoy, for walking and observing the many aspects of nature at first hand.

The Green



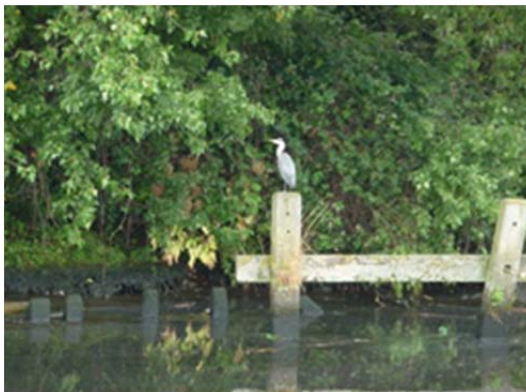
- 6.1.24 The Green is smaller today than in earlier times. There were no houses actually built on it, just a few thatched cottages around the edge of a large expanse of grass with a pond in the middle. Later a road was made across the centre, the thatches disappeared and smaller cottages were built. It is now a small grassed area with ornamental trees and shrubs.
- 6.1.25 In early spring 2013 Waxwings visited the Green and surrounding gardens. These are very rare, friendly birds and are normally only found on the east coast of Britain. Due to the cold winter they had come looking for the berries they crave, Cotoneaster, Rowan, and Hawthorn.



Waxwing (Photograph reproduced by kind permission of Liz Winson)

The Canal

- 6.1.26 The Trent and Mersey Canal runs along the east of the village and forms part of the designated Conservation Area. It was surveyed in 1758, fully opened in 1777 and is 93.5 miles long. The Engineer James Brindley died before its completion in 1772. The Canal is still well used by Barges, fishermen, cyclists, and walkers.
- 6.1.27 In 2005 The Kingfisher Trail opened and this runs from Princess Way in Stretton to Dallow Lock, Horninglow. It is maintained as habitat for kingfishers, Heron, along with Swan, Duck and Moorhen. The fishermen also have a variety of fish to catch including Zander and Pike sport fish, along with Barbel, Perch, and Chub



Heron

(Photographs reproduced by kind permission of Liz Winson)



Kingfisher



Trent and Mersey Canal Bridge 29 (Photograph reproduced by kind permission of Liz Winson)

Planning Policies

Policy S3 Protection and Enhancement of Local Wildlife

Any proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species.

Developers will be required to ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Such appropriate measures may include for instance use of swift bricks, bat and owl boxes, and incorporating native local species in landscaping schemes.

Neighbourhood Plan Objectives 1, 2, 10, 12

- 6.1.28 Before development proposals are submitted sites should be assessed by Chartered Institute of Ecology and Environmental management (CIEEM) members according to methodologies published by CIEEM. Any proposals for biodiversity enhancement should be in line with the Biodiversity Opportunity Map (see paragraph 6.1.15 above).

Planning Policies

Policy S4 Wildlife Corridors and Stepping Stones

Wildlife corridors and “stepping stones” are protected and development which is likely to have an unacceptably adverse impact on wildlife corridors and stepping stones will not be permitted.

New development proposals on sites in Stretton will be required to demonstrate measures which support and enhance the wildlife value of these features.

Neighbourhood Plan Objectives 1, 2, 10, 12

Stepping stones are defined as discontinuous patches of habitat and natural features that enable wildlife to disperse and migrate. Some features are not physically continuous – hedges, for example, often have gates in them – and these can be considered to be “stepping stones” rather than the continuous “wildlife corridors”.

The Definition of a wildlife corridor is an area of habitat connecting wildlife populations separated by human activities or structures (such as roads, development or logging).

Street Furniture and Clutter

- 6.1.29 The Parish Council is concerned that in some areas the provision of signage and street furniture is overly dominant in the street scene. This causes “visual clutter” and poor siting of bollards, public waste bins and seating etc can cause a hazard to pedestrians and those with mobility problems or poor eyesight. New proposals for signage and street furniture should demonstrate a clear need and give careful consideration to design and siting to avoid clutter.

6.1.30 Map 5 (above) identifies Stretton Historic Core as Burton HUCA 26 and this area is focussed upon The Green (as described in the Historic Development Section 3.0 above). This is where the majority of the historic buildings in Stretton survive today. The Parish Council would like to highlight the significance of the historic core as part of activities to support local pride in Stretton and to raise awareness about local distinctiveness and historic character.

Planning Policies

Policy S5 Signage and Street Furniture

Proposals for new signage and street furniture in Stretton should demonstrate a clear and identified need and where appropriate seek to protect and enhance the historic character of the built environment. Proposals will be required to take into consideration existing signage and street furniture in the streetscape, and should be designed and sited to avoid forming an obstruction or causing visual clutter. Street clutter can also have a negative impact on the overall character, appearance and amenity of the area/locality.

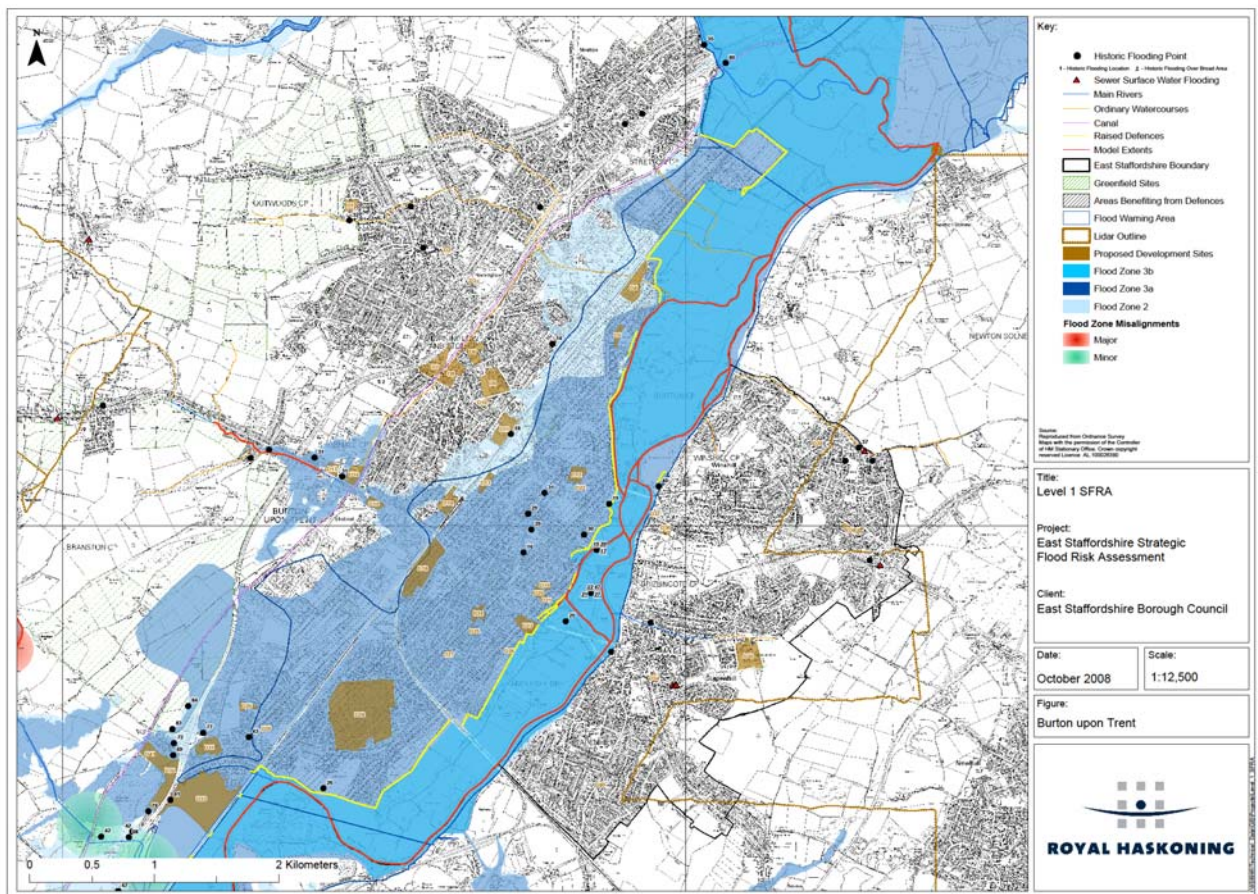
Proposals for well-designed new and improved signage to promote walking and cycling routes and local heritage will be supported.

Neighbourhood Plan Objectives 3, 4, 5, 8, 10, 12

6.2 Reducing Flood Risk

6.2.1 The Strategic Flood Risk Assessment - Level 1 and 2 and Strategic Flood Risk Assessment Update 2013¹⁸ identify much of the land to the north east of the built up area of Stretton as within Flood Zones 2 and 3 – see Map 6 and Map 7 below. Flood Zone 2 is considered to be medium risk – flooding from a 1 in 1,000 year (0.1% AEP) fluvial or tidal event, and Flood Zone 3 is considered high risk – flooding from a 1 in 100 year (1% AEP) fluvial event or a 1 in 200 year (0.5% AEP) tidal event. The NPPF states that all proposals in Flood Zones 2 and 3 should be subjected to the Sequential Test, the Exception Test (if required), and accompanied by a Flood Risk Assessment.

Map 6 - Strategic Flood Risk Assessment Level 1 2008 Burton-upon-Trent¹⁹

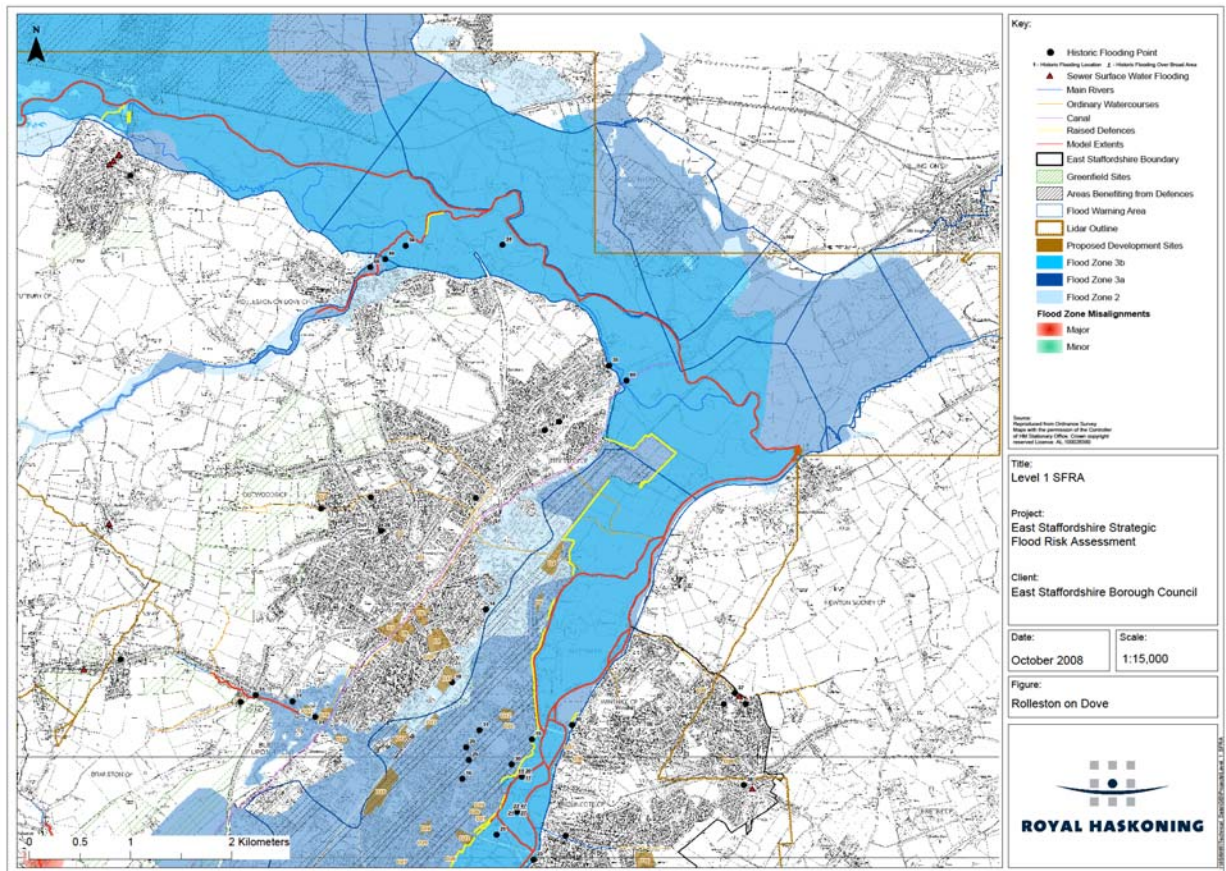


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¹⁸ www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/LocalPlanEvidenceBase/Pages/Environment.aspx

¹⁹ www.eaststaffsbc.gov.uk/filedepot_download/51227/626

Map 7 - Strategic Flood Risk Assessment 2008 - Level 1 Rolleston on Dove²⁰



By Permission of East Staffordshire Borough Council

- 6.2.2 The Assessment makes reference to Bitham Lane Brook in Stretton when discussing water drainage paths as a “small watercourse draining the ‘Outwoods’ area of Burton between Horninglow and Stretton and feeding into the Northern end of the Knightsbridge Way balancing lake.” Table 1 in the document *Summary of locations shown to have had flooding problems in 2012* lists the following locations in Stretton: Britannia Drive (cause unknown), Corden Avenue (highway and land drainage), Hillfield Lane (surface water sewage problems), Moor Furlong (highway drainage problem), Sunningdale Close (surface water runoff), Beech Avenue (watercourse folding potential scheme planned).
- 6.2.3 The Parish Council is concerned that additional hard surfaces associated with new development could exacerbate flooding problems and flood risk in the Parish by increasing run off and adding to pressures on existing drainage and sewerage systems.

Policy S6 Flooding

Developers will be required to take appropriate action to reduce the risk of flooding in all new development through the use of flood risk mitigation measures, sustainable surface water drainage systems and adherence to the National Planning Policy Framework ²¹ and local policies on development and flood risk in the development plan.

Neighbourhood Plan Objectives 1, 2, 11, 12

These Neighbourhood Plan policies are supported by the following development plan policies

East Staffordshire Local Plan, 2006 Saved Policies

CSP5 Infrastructure and Community Provision

CSP6 National Forest

NE5 Central Rivers Strategy

East Staffordshire Submission Local Plan, 2031 Policies

Strategic policies

1 East Staffordshire approach to sustainable development

9 Infrastructure delivery and implementation

22 Supporting local communities

23 Green infrastructure

24 High quality design

27 Climate change, water body management and flooding

²¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

6.3 Protection of Built Heritage



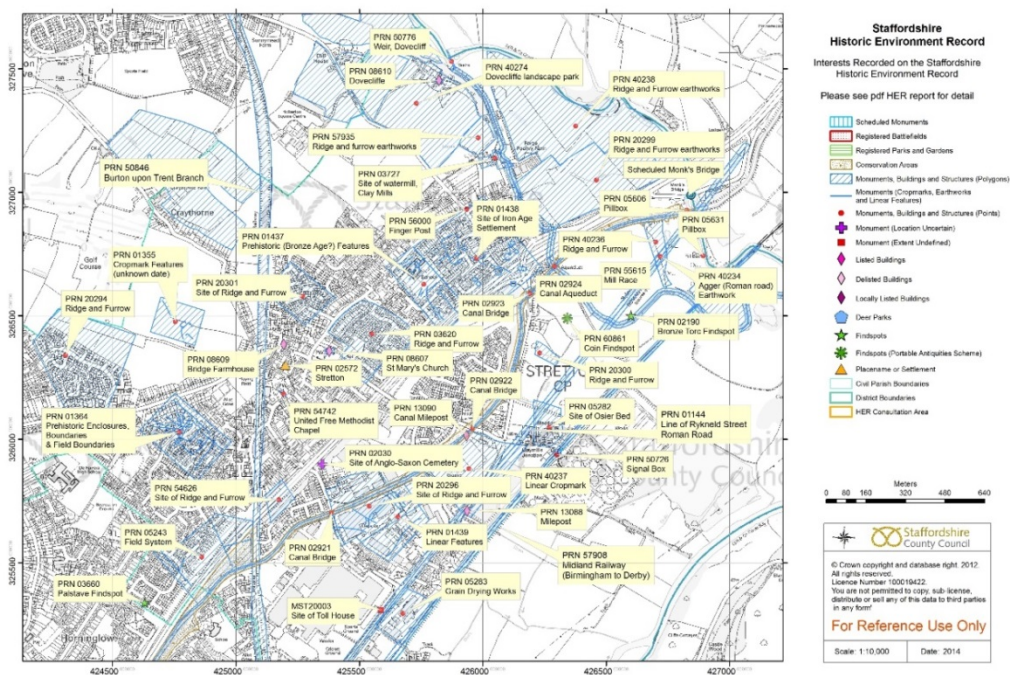
Fishing Pond and
Pumping Station

- 6.3.1 Stretton has a long history of human activity with prehistoric sites being identified on aerial photography before the final phases of housing expansion occurred in the late 20th century. These sites, the earliest of which may date to the Bronze Age, form part of the story of the wider exploitation of the Trent and Dove valleys during the prehistoric period for which extensive evidence has been found. An Iron Age farmstead, which continued in occupation into the Roman period, was archaeologically excavated in the 1960s near Clay Mills. This site was still occupied when the Roman Rykneld Street was constructed as part of the first phases of the military advance from southern Britain in the late 1st century/early 2nd century AD. The line of the road is now partly followed by the A5121 (Derby Road) through Stretton. The place name Stretton means “The village on the Street” and it is Rykneld Street to which this refers. Evidence for an Anglo-Saxon cemetery was found during the mid-19th century between the current village and Rykneld Street, although little further detail is known. Elsewhere within the Trent valley similar cemeteries have been dated to between the 6th and 9th century AD. Stretton is also recorded in Domesday Book (1086), however, it is likely that the settlement referred to at this date was located to the south of the modern parish and nearer to Rykneld Street. It has been suggested that the village may have relocated to its present position around the 13th century when it formed one of the estates belonging to Burton Abbey.
- 6.3.2 The historic core of the village, where the greatest concentrations of historic buildings can be found, is focussed around The Green, which survives within the modern urban landscape, although it is likely to have been much larger in the medieval period. The legacy of Stretton’s rural past is also legible in the winding roads and the surviving traditional farmsteads which, although no longer in agricultural use, include the Grade II Listed Bridge Farmhouse and associated working buildings and 89 Church Road.
- 6.3.3 It is likely that the prosperity of the brewing industry in nearby Burton-upon-Trent from the late 18th century onwards also benefitted Stretton. This may be evidenced in the earliest surviving buildings which were largely improved or rebuilt during the 18th and 19th centuries. Small-scale expansion had occurred to the south of the village by the late 19th century along Beech Lane where two-storey red brick terraces and cottages survive in some numbers. Further benefits to the community included the establishment of a number of schools during the early 19th century. The site of the earliest of these schools, first recorded in 1818 and which survived until 1907, now

forms the Millennium Memorial Garden. The Grade II* St Mary's Church was built in 1897 for John Gretton of the Bass Company. A lot of the materials came via the Trent and Mersey canal which runs to the south of the village and was constructed in the late 18th century. The earliest non-conformist chapel was constructed on Main Street in 1873. This was replaced in 1894 by the extant Methodist Church.

- 6.3.4 The corn mill at Claymills was abandoned in 1733 and in 1755 it was converted to a forge and ironworks, with slitting mills being recorded in 1807. It continued use as an ironworks until the 1920s, when it was converted to a grinding mill.
- 6.3.5 The Burton-upon-Trent branch of the North Staffordshire Railway was constructed, on a north-south alignment through Stretton, in 1848 and on 1st August 1901 the Stretton and Claymills Station opened. The Tutbury Jinny ran from Burton, calling at Horninglow, Stretton, Rolleston and Tutbury. The line closed on 6th May 1968 and now forms an important community amenity in the form of the Jinny Nature Trail.
- 6.3.6 Gravel extraction played an important part in Stretton's economic history and a former gravel pit, owned by Hilton Gravel Ltd, was gifted to the Parish Council in September 1968. The site formed part of Hillfield Playing Field, now renamed Queen Elizabeth II Jubilee Playing Field.
- 6.3.7 Pirelli came to Stretton in 1929 and is still providing local employment. The arrival of this multi-national company to Stretton contributed to the expansion of housing across this area during the mid and late 20th century. This has included some infilling and redevelopment within the historic core of Stretton around The Green and along Bridge Street and Main Street. The later housing estates reflect the changing needs of the community driven by economic prosperity from the mid-20th century onwards.

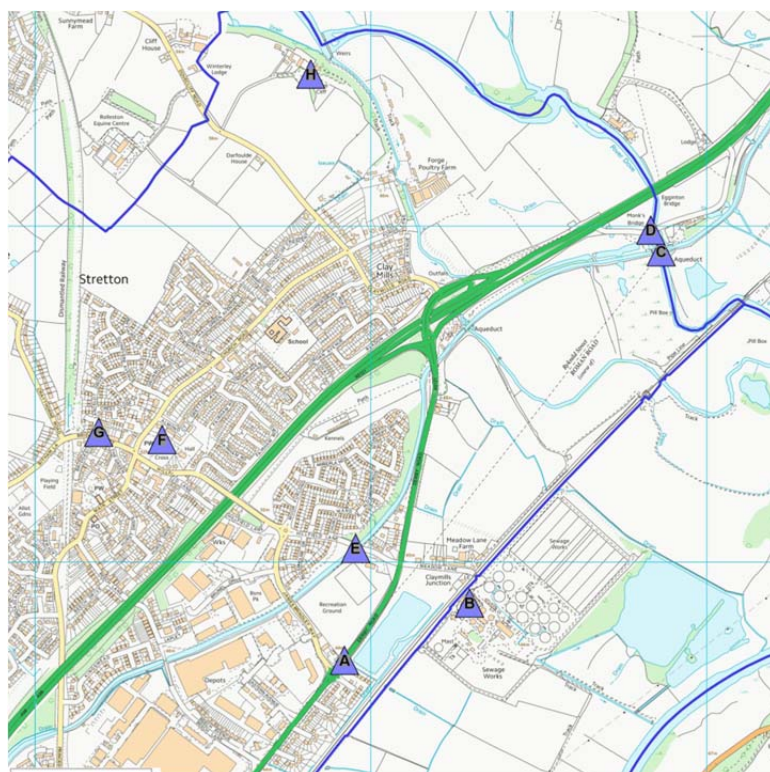
Map 8 – Staffordshire Historic Environment Record



By Permission of East Staffordshire Borough Council/Staffordshire County Council

- 6.3.8 This evidence base for the significance of the historic environment within the Parish is based upon three sources and developers are strongly encouraged to consider these sources when preparing new development proposals in Stretton:
- 1) Staffordshire Historic Environment Record (HER)²² which is a constantly evolving publically accessible database of all the historic and archaeological sites, monuments, finds, buildings and landscapes within Staffordshire;
 - 2) 'Historic Environment Assessment: East Staffordshire (August 2013)' (HEA)²³ which was produced by Staffordshire County Council on behalf of East Staffordshire Borough Council to assess the historic environment in specific areas of the Borough to address housing expansion specifically and incorporates the majority of the rural parts of Stretton Parish;
 - 3) 'Staffordshire Extensive Urban Survey: Burton-upon-Trent Historic Character Assessment (April 2012)' (EUS)²⁴ which was produced by Staffordshire County Council with funding from English Heritage to look at all of the county's historic towns and which incorporates the built part of Stretton Parish.
- 6.3.9 The East Staffordshire Historic Environment Assessment (HEA) project in particular has identified that there is a high potential for below ground archaeological remains, particularly associated with prehistoric and Roman activity, to survive across the parish due to its location within and adjacent to the valleys and confluence of the rivers Trent and Dove.

Map 9 - Built Heritage - Statutorily Listed Heritage Assets



| Map 9 - Key | |
|-------------|------------------------------|
| A | Mile post – Derby Road |
| B | Claymills Pumping Station |
| C | Canal Aquaduct |
| D | Monks Bridge over River Dove |
| E | Canal Milepost – Hillfield |
| F | St Mary's Parish Church |
| G | Farmhouse – Bridge Street |
| H | Dovecliff Hall |

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²² www.staffordshire.gov.uk/Historic-Environment-Record

²³ www.staffordshire.gov.uk/Historic-Environment-Assessments.aspx

²⁴ www.staffordshire.gov.uk/Extensive-Urban-Survey

6.3.10 There are several buildings and features of historical interest within Stretton²⁵. Statutory Listed buildings, marked by the blue triangles in Map 9, include:

- Bridge Farmhouse, Listed Grade II, early 19th C
- Church of St Mary, Listed Grade II*, 1895-7
- Trent and Mersey Canal Milepost, Listed Grade II, 1819
- Milepost Derby Road, Listed Grade II, early 19th C
- Dovecliffe, Listed Grade II, early 19th C
- Canal Aqueduct, Listed Grade II c1777
- Monks Bridge, Road Bridge, Listed
- Claymills Pumping Station Listed Grade II*

6.3.11 A section of the Trent and Mersey Canal conservation area is included within the Parish and this provides a significant built and natural heritage asset which is appreciated and enjoyed by local people. There is also a Scheduled Ancient Monument at Monks Bridge, and the course of a Roman Road, "Ryknield Street", runs along the eastern boundary of the Parish.

Policy S7 Protecting Archaeology in Stretton

Development proposals should demonstrate that they have taken into account the potential to impact upon above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to our understanding of human activity and past environments are not lost. Lack of current evidence of sub-surface archaeology must not be taken as proof of absence and in all instances the Staffordshire Historic Environment Record (HER) held by the County Council should be consulted at an early stage in the formulation of proposals.

Neighbourhood Plan Objectives 10, 12

6.3.12 In addition the Neighbourhood Plan Steering Group have identified the following local built heritage assets, which are considered to be of local importance:

- Stretton War Memorial
- Stretton Methodist Chapel
- The Priory Centre
- Finger Signpost at Junction of Claymills Road. Dovecliff Road and Church Road

A 'locally listed building' is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt to be of local importance due to its architectural, historical or environmental significance.

Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the local list.

²⁵ <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

The purpose of the local list is to ensure that care is taken over decisions affecting the future of these buildings, and that their special status is taken fully into account. Alterations should respect the particular character and interest of the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.

Currently, local listing is supported by the National Planning Policy Framework (NPPF) in particular, paragraphs 126 to 131. The NPPF defines heritage assets as including designated heritage assets and assets identified by local planning authority (including local listing).

For proposals requiring consent that affect a building or structure on the Local Heritage List below, the applicant must demonstrate how the heritage asset will be protected or enhanced. A Borough wide local list is under consideration by the Borough Council and properties on the list below will be incorporated into this. It is intended however, to play an important role in helping to influence planning decision.

English Heritage produced a best practice guide in May 2012 which included a suggested criterion for assessing the suitability of buildings being added to a list. Stretton Parish Council had regard to this best practice when preparing the proposed local list of heritage assets. Work is ongoing on preparing the list but the following are considered candidate buildings/structures.

Properties :

- Crossing Cottage, Main Street
- No's 50-60 Main Street
- No's 12-20 Main Street
- No's 19-25 Main Street
- No's 37-53 Main Street
- No's 30-48 Main Street
- The Beeches, 1 and 2 Beech Lane
- Fair View, 3 and 4 Beech Lane
- Kenley Cottage, 5 and 6 Beech Lane
- Oxted Cottage, 7 and 8 Beech Lane
- Weston Cottage, 9 and 10 Beech Lane
- Clifton Cottage, 11 and 12 Beech Lane
- No's 13-15 Beech Lane
- No's 51-80 Beech Lane (including the Old Bakery)
- The Anglesey Arms Public House
- No's 11 - 14 The Green
- No's 21- 27 The Green
- No's 2-9 Bridge Street
- The Old School House, 1 Church Road
- Church Farm, Church Road inc Stable Block – partly owned with Clayesmore
- The White House, Church Road
- No's 83, 85 and 89 Church Road
- No's 92-94 Church Road (former Hall Green Farm)
- 25 Hillfield Lane (former police house)

6.3.13 The List of Local Heritage Assets will be submitted by the Parish Council for approval by East Staffordshire Borough Council.

Planning Policy

Policy S8 Locally Important Heritage

Once the Local Heritage List for Stretton has been approved by East Staffordshire Borough Council, proposals requiring consent which affect a building or structure on the Local Heritage List must demonstrate how they conserve or enhance the heritage asset.

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

Loss of, or substantial harm to a locally important asset will only be allowed in exceptional circumstances and in line with policies contained in the National Planning Policy Framework paragraphs 126-141.

Neighbourhood Plan Objectives 10, 12

These Neighbourhood Plan policies are supported by the following development plan policies.

East Staffordshire Submission Local Plan, 2031 Policies

Strategic policies

- 1 East Staffordshire approach to sustainable development
- 24 High quality design
- 25 Historic environment

Detailed policies

- 5 Protecting the historic environment: all heritage assets, listed buildings and conservation areas
- 6 Protecting the Historic Environment: Other Heritage Assets

6.4 Improving Accessibility for All



Woodland Walk

Walking

- 6.4.1 There is a need to improve accessibility for all throughout Stretton to support local communities, reduce the need for car travel and encourage healthy lifestyles. The Parish includes a network of footpaths providing access to the surrounding attractive open countryside and there are opportunities for developing a series of “Parish Walks” promoting lesser known routes and features of local interest. The Jinny Trail is well used and is a good example of the Parish Council already working to improve local Green Infrastructure and to support local biodiversity objectives. There is also an established “walking bus” to encourage local children to walk to primary school.
- 6.4.2 The canal towpath also offers significant opportunities for walking and cycling and encouraging sporting use of the canal may also merit consideration.

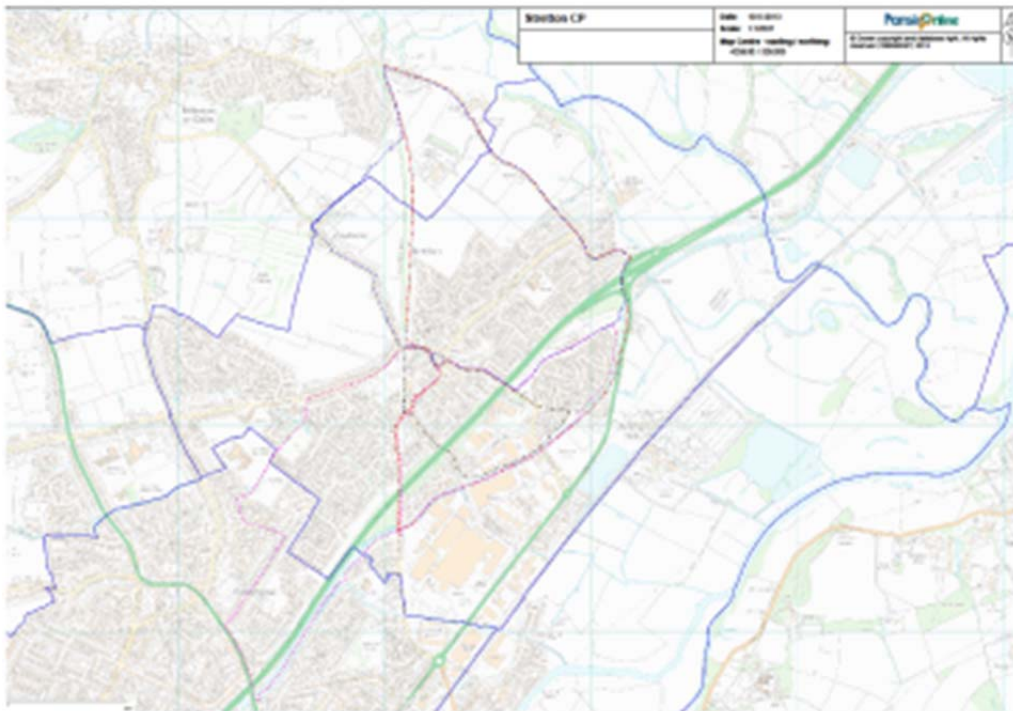
Planning Policies

Policy S9 Parish Walks

Developer contributions (which are related to the development) or Community Infrastructure Levy (CIL) funding made available to the Parish Council from a development; and other sources of funding will be sought to support the promotion and improvement of the Parish Walks.

Neighbourhood Plan Objectives 3, 4, 5, 7, 8, 10, 12

Map 10 - Stretton Parish Walks (detailed routes contained in Appendix II)



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Actions for the Parish Council

Action 1

The Parish Walks identified on Map 10 will be promoted and enhanced through signage and environmental improvements to improve accessibility for all. Further work is needed to assess these and to prioritise areas for improvements such as seating and drop kerbs. Where steps are the only option, signage should be improved to advise users that there are steps ahead and to suggest alternative routes where available.

The full description of each Parish Walk is provided in Appendix II.

Action 2

The Parish Council will work to develop improved linkages for walks connecting to neighbouring parishes to support and enhance health and wellbeing beyond Stretton Parish. To support this the Parish Council will also work to improve signage in the area.

Traffic and Transport

- 6.4.3 Stretton has access to local bus services serving Burton-upon-Trent town centre. However there is a need to improve services to local health facilities such as the hospitals and doctors' surgeries.

6.4.4 Stretton is affected by busy road traffic. Extensive traffic calming already slows through traffic down but there are concerns about parking on double yellow lines, speeding traffic on Church Road and Bitham Lane and parking in the vicinity of schools and on grass verges.

Action for the Parish Council

Action 3

The Parish Council will work with Staffordshire County Council, East Staffordshire Borough Council and neighbouring parishes to seek developer contributions and other financial resources to support improvements in local bus services, particularly where proposed new development within or near to Stretton is likely to have a traffic impact on the village.

Such contributions will be targeted towards improving the frequency and routing of bus services by working with local bus operators, linking Stretton to Burton town centre and local services such as the hospitals.

Action 4

The Parish Council will work to improve local awareness of traffic problems by supporting the provision of locally designed signs to encourage traffic to slow down and improve the environment for pedestrians and cyclists. The promotion of responsible driving will continue as part of the "Pride in Stretton" work.

6.5 Community Facilities



6.5.1 The Parish Council recognises the important contribution that local services and facilities make towards enhancing local health and quality of life. Stretton has a range of community facilities and services, which should be protected.

6.5.2 These include:

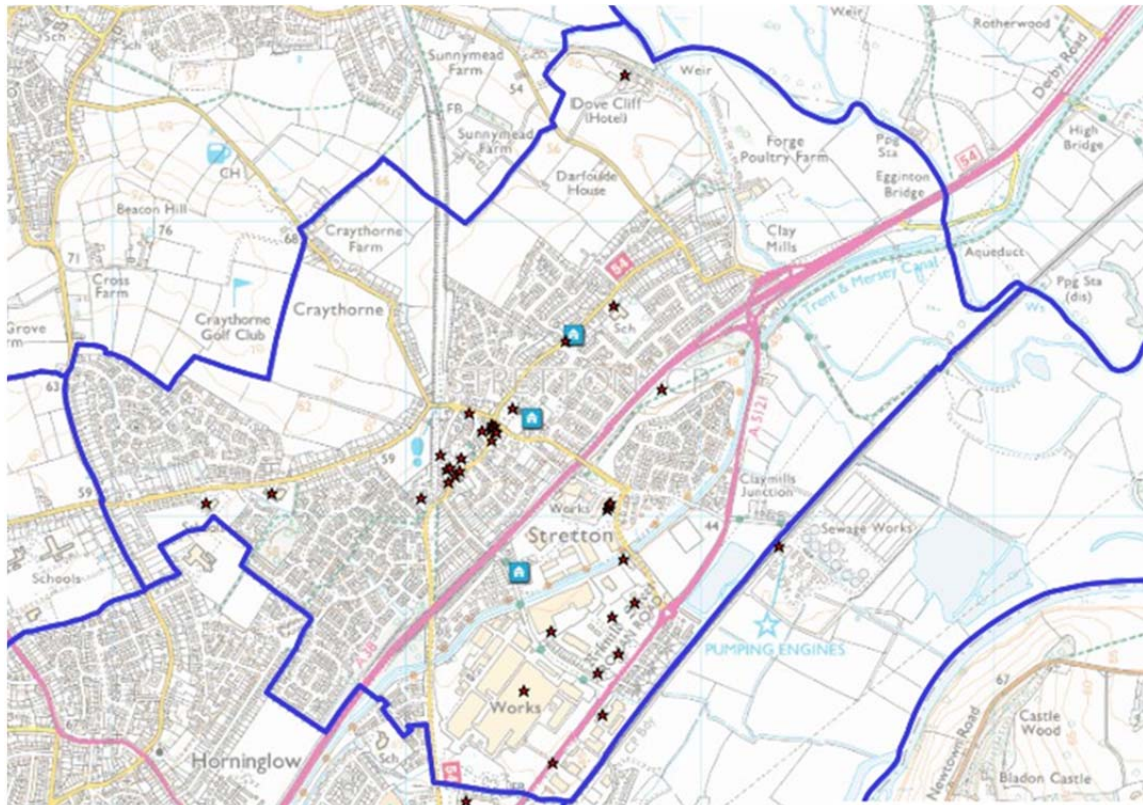
- Local shops including supermarkets, post office, newsagents, takeaways
- Churches and church halls
- Social and sports clubs and associations

6.5.3 Such community facilities help to engender a stronger sense of community and pride and make Stretton an attractive and appealing location for people to live in. However some residents feel that more could be done in the summer months to bring people together, for example through a local fete, or sports activities for children in school holidays.

Table 2 Protected Facilities

| | |
|--|---|
| Hillfield House | Protect as a health facility |
| St Mary's Church, Church Hall and Field | Protect as a community facility |
| Stretton Allotments | Protect as a community facility |
| Stretton Methodist Church | Protect as a community facility |
| Schools – William Shrewsbury Primary, Fountains Special Schools Federation, de Ferrers Academy | Protect as education facilities and also provision of sports fields |
| Sporting Venues - Stretton Bowls Club, The Anglesey Bowling Green, Meadow Lane Football Pitch, Fishing Pond off Meadow Lane, Bitham Lane Community Park, Queen Elizabeth Jubilee Playing Fields, Jinny Nature Trail, Woodland Walk | Protect as facilities where sports and recreation can take place |
| Community Venues - Priory Centre, Stretton Social Club, St Mary's Church Hall, Stretton Methodist Church | Protect as community facilities |
| Pirelli Stadium - Home of Burton Albion FC (on boundary) | Protect as a sporting and community facility |

Map 11 - Local Facilities in Stretton



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Map 12 - Local Facilities around the centre of Stretton



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Map 13 - Local Facilities around the Main Street area of Stretton



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Planning Policies

Policy S10 Protection of Local Facilities

Local retail, commercial business and community facilities in Stretton as defined in Table 2 and Maps 11, 12 and 13 above will be protected.

Where planning consent is required the loss of such facilities will be resisted unless it can be demonstrated that such facilities are no longer necessary or viable, and where adequate alternative provision is made to meet the needs of the community. Proposals for changes of use from commercial or community to wholly residential use in these areas will not be permitted.

In the central area (as indicated in Maps 12 and 13), residential uses may be allowed at first floor level to safeguard vitality, where these are part of a mix, and where ground floors are retained in commercial or community use.

Neighbourhood Plan Objectives 4, 7, 10, 12

Policy S11 Protecting Local Employment

Existing sources of local employment will be protected. Re-development or change of use of existing employment premises will only be permitted when :

- a. The employment premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative employment use; and
- b. Equivalent, or better, provision is made, elsewhere within the built up area, to replace the proposed loss of local employment space

Neighbourhood Plan Objectives 13

Outdoor Sports, Recreation and Open Space

- 6.5.4 The East Staffordshire Outdoor Sport Delivery and Investment Plan, June 2013²⁶ identifies deficiencies in Burton for the following playing pitch types, currently and by 2031: junior football, mini football, cricket and youth rugby. The deficiency in playing provision is 65.44 ha in Burton, based on housing growth figures. There is latent demand expressed for junior football equating to the need for 5 junior football pitches in Burton, and a small shortfall of Rugby pitches. There is also a current deficiency of 1 cricket pitch in Burton.
- 6.5.5 The proposed redevelopment of the Pirelli site in Stretton includes the contribution to replacing the cricket pitch.
- 6.5.6 The existing bowling club, football pitches, golf club and other open space facilities are protected by the Local Plan 2006 Saved Policy L1 and Submission Local Plan Strategic Policy 32. However Stretton Parish Council also recognises the importance of local sports facilities to health and wellbeing, and the need to enhance and improve existing facilities to meet current and future needs in line with the east Staffordshire Outdoor Delivery and Investment Plan above.
- 6.5.7 The NPPF allows communities to protect significant local green space:

Para 76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

²⁶

[www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/EvidenceBase/HealthandWellBeing/ESBC%20%20Outdoor%20Sport%20Delivery%20and%20Investment%20Plan%20-%20Adopted%20\(Cabinet%20June%202013\).pdf](http://www.eaststaffsbc.gov.uk/Planning/PlanningPolicy/Documents/EvidenceBase/HealthandWellBeing/ESBC%20%20Outdoor%20Sport%20Delivery%20and%20Investment%20Plan%20-%20Adopted%20(Cabinet%20June%202013).pdf)

Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

Para 78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

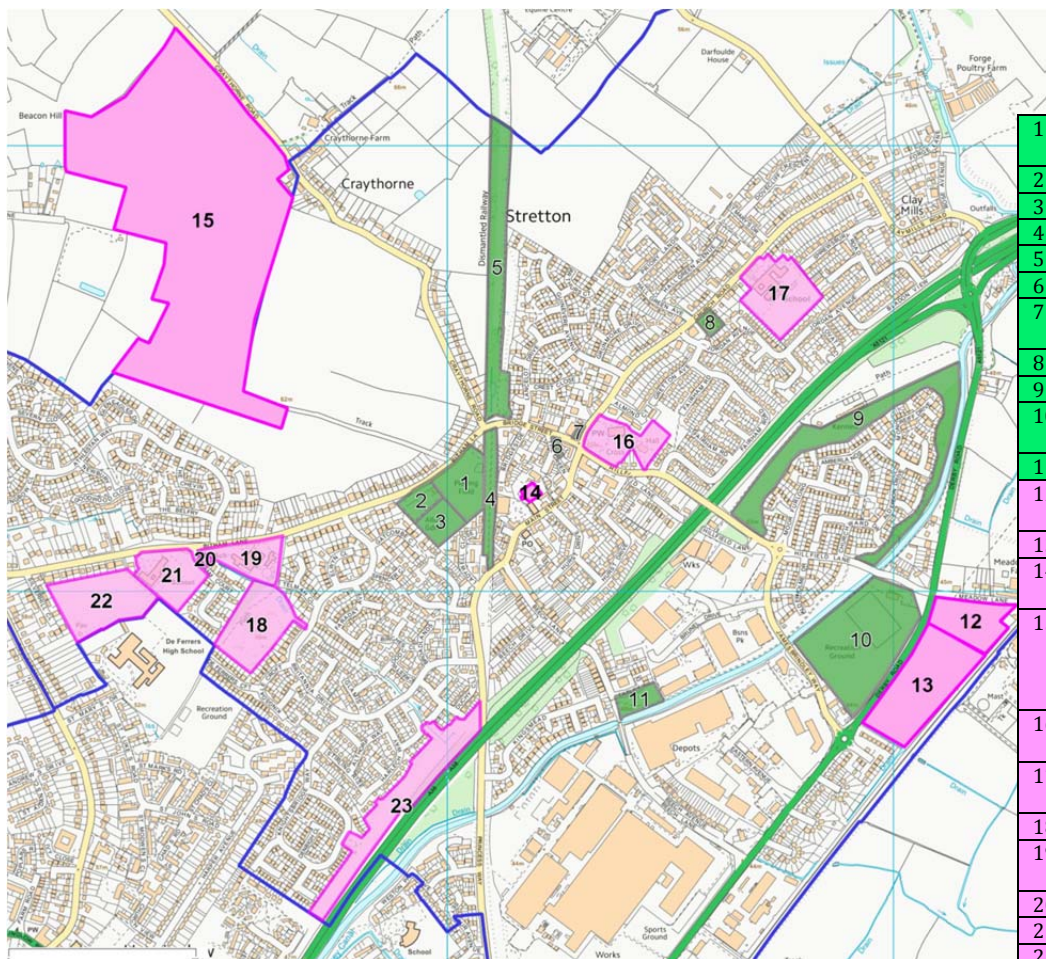
The Parish Council supports the identification of several green spaces within Stretton for protection as Local Green Spaces. The justification for including these spaces is provided in Table 3 below and refers to Map 14 below:

Table 3 – Open Space Justification

| Open Space | Close Proximity To The Community | Demonstrably Special To Local Community | Local In Character |
|--------------------------------|--|---|--|
| Bitham Lane Community Park | Located in the heart of the community | Recreational value promoting fun, play and sport | Close to footpath linking one side of Stretton to the other Dedicated use by the community |
| Stretton Bowling Greens | Located in the heart of the community | Recreational value | Close to housing and footpath. Use by Stretton Bowling Club |
| Stretton Allotments | Located in the heart of the community | Recreational value, fitness and health promotion | Close to housing and footpath. Run by Stretton Allotment Association |
| Station Walk | Located in the heart of the community. Linking one side of Stretton to the other | Recreational value, former railway line – historical value. Wildlife promotion – hedges and trees | Close to playing fields and other community assets |
| Jinny Nature Trail | Located at the edge of the community. Linking Stretton with Rolleston on Dove | Former railway line now a dedicated nature trail promoting wildlife, historical value and tranquil walk | Footpath linking Stretton with Rolleston on Dove through countryside |
| The Green | Located at the heart of the community | Beauty spot providing a tranquil open space in the heart of the area | In the centre surrounded by housing and local business |
| The Millennium Memorial Garden | Located in the heart of the community | Beauty spot including the Stretton War Memorial providing a tranquil open space in the community | In the centre close to cross roads |

| | | | |
|--|---|---|--|
| The Priory Centre | Located on one of the main routes through Stretton | Recreational and community value | Used by local groups - drama, dance, arts, over 60's group, etc |
| Stretton Woodland | Located on edge of Stretton, surrounding housing estate | Recreational value promoting health with cycle track, footpath. Promoting wildlife and nature | Full community use |
| Jubilee Playing Field | Located at edge of Stretton, adjacent to a main route into Stretton and adjacent to the canal | Recreational value - floodlight training, football pitches, playarea and adult fitness equipment. Footpath around edge popular with walkers | Used by local junior football clubs for training, adult football teams and wider community use |
| Open land at Beech Lane | Located in the community adjacent to the canal | Recreational value as footpath along canal Planting of fruit trees to form small orchard | Used by the community |
| Fishing Lake | Located along the one of the entrances into Stretton | Recreational value, beauty and promotes wildlife | Gives character to the area and along entrance into Stretton. Run by Fishing Club |
| Meadow Lane Football Pitch | Located on the outskirts of Stretton but within the community | Recreational value promoting sport and fitness | Used by junior and adult football clubs |
| The Anglesey Arms Bowling Green | Located near to the centre of Stretton | Recreational value and local significance | Bowling green has been located here for many years |
| Craythorne Golf Course | Located on outskirts of Stretton and Rolleston on Dove | Recreational value, despite the club currently being closed the area is used by walkers and is an asset to both parishes | Community use by walkers Links Stretton and Rolleston on Dove |
| St Mary's Field and Churchyard | Located in the centre of Stretton | Beauty, recreational value and historical significance | Used by community for many events throughout the year and burials |
| William Shrewsbury Primary School Field | Located in the community | Recreational value via school use and hired in holidays and afterschool | |
| Stretton Claypits | Located in the community | Recreational value and a local beauty spot | Used by the community |
| Fountains Primary School Field | Located in the community | Recreational value via school use and hired in holidays and afterschool | |
| Bitham Court Playarea | Located in the community | Recreational value | Used by the community |
| Fountains High School Field | Located in the community | Recreational value via school use and hired in holidays and afterschool | |
| The de Ferrers Academy Field | Located in the community | Recreational value via school use and hired in holidays and afterschool | |
| Open Space at Britannia Drive Estate and A38 | Located in the community alongside a housing estate | Beauty spot and recreational use - children playing, walkers etc | Used by the community |

Map 14 Outdoor Sports, Recreation Facilities and Open Space



Key to Map 14 Green areas are Parish Council owned, Pink areas are owned by others

| | |
|----|---|
| 1 | Bitham Lane Community Park |
| 2 | Stretton Bowling Greens |
| 3 | Stretton Allotments |
| 4 | Station Walk |
| 5 | Jinny Nature Trail |
| 6 | The Green |
| 7 | The Millennium Memorial Garden |
| 8 | The Priory Centre |
| 9 | Stretton Woodland |
| 10 | Jubilee Playing Field (Hillfield) |
| 11 | Land at Beech Lane |
| 12 | Meadow Lane Football Pitch |
| 13 | Fishing Lake |
| 14 | The Anglesey Arms Bowling Green |
| 15 | Craythorne Golf Course (partly in Stretton and partly in Rolleston on Dove) |
| 16 | St Mary's Churchyard and Field |
| 17 | William Shrewsbury Primary School Field |
| 18 | Stretton Claypits |
| 19 | Fountains Primary School Field |
| 20 | Bitham Court Playarea |
| 21 | Fountains High School Field |
| 22 | De Ferrers Academy School Field |
| 23 | Open Space adjacent to Britannia Drive Estate and A38 |

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Policy S12 Outdoor Sports, Recreation Facilities and Open Space

The outdoor sports and recreation facilities on Parish Council owned land identified in Map 14 above are protected from development. Proposals which would reduce the quality or quantity of these facilities may only be permitted where the existing facilities are re-provided to a better quality or quantity in a location to be agreed with the Parish Council. The spaces identified in Map 14 are protected in line with NPPF "Local Green Space" policy.

The Parish Council will support proposals to enhance and improve these and any other local outdoor sports and recreation facilities in Stretton, subject to saved policies in Development Plan. The Parish Council will work to secure developer contributions to achieve such improvements.

Exceptions to this policy will be for the appropriate scale development of the 3 local schools in meeting the demand for school places. Any alteration or extension should not compromise the on site open space and where this is put under pressure, areas of open space and facilities should be provided.

Neighbourhood Plan Objectives 2, 7, 10, 12

Action for the Parish Council

Action 5

The Parish Council will continue to promote the use of the Priory Centre as a community centre and will support appropriate plans to improve community provision. The Parish Council will also support and promote other existing clubs and facilities in the area, for instance by helping to identify sources of funding such as developer contributions.

These Neighbourhood Plan policies are supported by the following development plan policies

East Staffordshire Local Plan, 2006 Saved Policies

CSP5 Infrastructure and Community Provision

L1 Loss of Sports Pitches and Ancillary Facilities

East Staffordshire Submission Local Plan, 2031 Policies

Strategic policies

1 East Staffordshire approach to sustainable development

9 Infrastructure delivery and implementation

20 Town and local centres hierarchy

21 Managing town and local centres

22 Supporting local communities

32 Outdoor sports and open space policy

34 Health and wellbeing

6.6 Burial Ground



St Mary's Churchyard

- 6.6.1 The Parish Council is concerned that the existing grave yard is reaching capacity. There is an urgent need to identify a new area of land for burial use, preferably within the Parish Boundary, to meet local needs.
- 6.6.2 St Mary's Church has advised that the churchyard has an estimated 23-28 grave spaces left for burials. One part of the churchyard is only able to be used for single burials due to underground water, which prevents digging for double plots. Indications are that the churchyard will be closed for burials in 3 years. There is still plenty of space remaining for cremated remains.
- 6.6.3 East Staffordshire Borough Council has two cemeteries – Stapenhill and Rolleston on Dove. The Stapenhill cemetery has over 300 multi faith grave spaces lasting 7 years. There are also reserved areas for Roman Catholic and Forget-me-not children's burials. The Rolleston on Dove cemetery has over 200 spaces. ESBC are estimating that they have total provision for between 7 – 10 years. They also have an additional reserved area for use at time of any pandemic.
- 6.6.4 Other Parish Councils are also running out of local burial space – Anslow and Tutbury being the nearest to Stretton. When these and Stretton are closed there will be an impact on Borough provision and this could greatly reduce the prediction of 10 years' supply. The policy for new burial grounds should be used as a means of opening the dialogue with landowners.

Planning Policy

Policy S13 Burial Ground Provision

Proposals for new burial grounds in the Parish will be supported in principle, provided that they are accessible, located close or adjacent to the existing built up area and local residential amenity is protected

Neighbourhood Plan Objectives 2, 6, 10, 12

The Parish Council will work with landowners and local churches to bring forward suitable sites for new burial grounds to increase local capacity. Further work will be required to consider feasibility and to identify funding sources to support the acquisition of sites.

The proposed burial grounds should be acceptable providing that there are no burials into standing water informed by an appropriate risk assessment in line with the Environment Agency's Cemetery Guidance and Policy²⁷, that is, burials should take place within the unsaturated zone (between land surface and water table).

These Neighbourhood Plan policies are supported by the following development plan policies

East Staffordshire Local Plan, 2006 Saved Policies

CSP5 Infrastructure and Community Provision

East Staffordshire Submission Local Plan, 2031 Policies

Strategic policies

- 1 East Staffordshire approach to sustainable development
- 9 Infrastructure delivery and implementation
- 22 Supporting local communities
- 34 Health and wellbeing

²⁷ <http://cdn.environment-agency.gov.uk/scho0404bgla-e-e.pdf>

6.7 Local Businesses



- 6.7.1 A number of businesses operate from Stretton, ranging from retailing and services to manufacturing. They provide local employment opportunities and contribute to the Parish's economy.
- 6.7.2 The Neighbourhood Plan Steering Group considers that the Plan should support the local business community. In order to gain a better understanding of the issues facing local businesses a questionnaire was sent to around 100 local employers and businesses in April 2013. 14 businesses responded, giving a response rate of 14%. Employers that responded ranged in size from those employing 90 people to some with only 1 employee.
- 6.7.3 The full results of the survey are provided in on the Neighbourhood Plan website (www.strettonplan.com). In summary, the key issues identified were that the Neighbourhood Plan should encourage employment related to leisure and community facilities to support the local community, new development should be on brownfield land only and transport infrastructure including public transport should be improved.

Planning Policies

Policy S14 Local Economic Facilities

Development which provides additional leisure / catering related employment (such as cafes and restaurants) will be supported in principle in appropriate locations such as the areas identified on Maps 12 and 13, and on sites with good accessibility and close to other existing local facilities, subject to policies in the development plan.

Development which provides additional community services and space for social enterprises to thrive will also be supported in principle, subject to local planning policies.

Neighbourhood Plan Objectives 7, 10, 12

Definition of Social Enterprise – A social enterprise is an organisation that applies commercial strategies to maximise improvements in human and environmental well-being, rather than maximising profits for external shareholders. Social enterprises can be structured as a for-profit or non-profit, and may take the form of a cooperative, mutual organisation, a disregarded entity, a social business, or a charity organisation.

Policy S15 Re-use of Existing Land and Premises

Development which provides additional employment space will be supported where the redevelopment of brownfield sites is proposed and / or where existing buildings are brought back into use.

Neighbourhood Plan Objectives 1, 4, 10, 12

Policy S16 New Communications Technologies

The development of new high speed broadband infrastructure to serve the Parish will be supported where it is sympathetically designed and sited.

All new development will be required to make provision for high speed broadband and other communication networks.

Neighbourhood Plan Objectives 7, 9, 10, 12

These Neighbourhood Plan policies are supported by the following development plan policies

East Staffordshire Local Plan, 2006 Saved Policies

CSP6 National Forest

NE1 Development Outside the Urban Boundary

NE5 Central Rivers Strategy

East Staffordshire Submission Local Plan, 2031 Policies

Strategic policies

3 Provision of homes and jobs 2012-2031

9 Infrastructure delivery and implementation

20 Town and local centres hierarchy

21 Managing town and local centres

22 Supporting local communities

24 High quality design

35 Accessibility and sustainable transport

APPENDICES

Appendix I East Staffordshire Local Plan – Relevant Policies

The following policies from the East Staffordshire Local Plan 2012-2031, 2013 are of particular relevance to the Stretton Neighbourhood Plan.

STRATEGIC POLICY 1 East Staffordshire Approach to Sustainable Development

In line with Principle 1, development proposals will be required to demonstrate the principles of sustainable development and will be assessed against the presumption in favour of sustainable development as interpreted and applied locally to East Staffordshire Borough Council.

STRATEGIC POLICY 2 A Strong Network of Settlements

Development will be directed towards the most sustainable locations in accordance with the following settlement hierarchy:

Main Towns - Burton upon Trent and Uttoxeter

Where a Neighbourhood Plan has been made then the Neighbourhood Plan takes precedence over this policy.

STRATEGIC POLICY 3 Provision of Homes and Jobs 2012 – 2031

The Borough Council will provide for 11,648 dwellings over the plan period of 2012-2031. Provision will be made for 40 hectares of employment land which consists of 30 hectares of new provision B1, B2 and B8 employment land and a continuation of 10 hectares of B1, B2 and B8 employment land.

STRATEGIC POLICY 4 Distribution of Housing Growth 2012-2031

New Strategic Allocations in Local Plan

Greenfield - Guinevere Avenue – 100 units

STRATEGIC POLICY 8 Development Outside Settlement Boundaries

Development outside settlement boundaries will not be permitted unless it is:

- essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or
- providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or
- in accordance with a 'made' (i.e. legally in force) Neighbourhood Plan; or
- development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or otherwise appropriate in the countryside.

STRATEGIC POLICY 9 Infrastructure Delivery and Implementation

Working with partners, the Borough Council will ensure that sufficient on and off site physical, social and community infrastructure is provided to support the development identified in this Local Plan.

STRATEGIC POLICY 16 Meeting Housing Needs

Residential development in the main towns and Tier 1 settlements shall provide an appropriate mix of market housing based on the mix required in that part of the Borough, including Housing for Older People.

STRATEGIC POLICY 20 Town and Local Centres Hierarchy

Local Centres - These centres are of varying size offering a basic level of convenience shopping and service function for the immediate residential areas. No specific additional retail floorspace requirements are identified in these centres.

Main Street, Stretton

STRATEGIC POLICY 21 Managing Town and Local Centres

Local Centres

Planning permission for the provision or extension of local convenience shopping facilities in existing local centres will normally be granted provided:

- the scale of provision is to meet local needs only,
- the site is readily accessible on foot or by bicycle
- the intensification of any one use does not become detrimental to residential or other adjoining uses. and
- the proposal would, be compliant with the East Staffordshire Design Guide SPD (or any superseding document)

STRATEGIC POLICY 22 Supporting Local Communities

To ensure that local communities have sufficient provision of community facilities the Borough Council will work with public, private and voluntary sector providers to meet demonstrable need.

STRATEGIC POLICY 23 Green Infrastructure

Major and Minor Green Infrastructure (GI) corridors throughout the Borough, identified in the East Staffordshire Green Infrastructure Study¹⁸, connect locations of natural heritage, green space, biodiversity or other environmental interest.

They will be safeguarded through:

- a) Not permitting development that compromises their integrity and therefore that of the overall green infrastructure framework;
- b) Using developer contributions to facilitate improvements to their quality and robustness; and
- c) Investing in enhancement and restoration where opportunities exist, and the creation of new resources where necessary. Development should contribute towards the creation, enhancement or ongoing management of a series of local GI corridors linking with the Major and Minor GI corridors. In turn, these local GI corridors should be connected through green infrastructure into site-level networks and green spaces.

STRATEGIC POLICY 25 Historic Environment

Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness.

STRATEGIC POLICY 26 National Forest

The Borough Council will support:

- (i) The implementation of the National Forest Strategy 2004-14 and the forthcoming replacement Forest Strategy.
- (ii) Conversion of land to woodland and other Forest related habitats and purposes where this complements existing natural and cultural heritage interests;
- (iii) Enhancement of built development through related landscaping;
- (iv) The Forest as an exemplar of sustainable development;
- (v) The development of tourism, leisure, rural diversification and the woodland economy;
- (vi) New developments that relate well to their National Forest setting

STRATEGIC POLICY 27 Climate Change, Water Body Management and Flooding

STRATEGIC POLICY 28 Renewable and Low Carbon Energy Generation

The Council will promote and encourage all technologies and types of renewable and low-carbon energy generation, appropriate to the location in the Borough.

STRATEGIC POLICY 29 Biodiversity and Geodiversity

In considering proposals for development the Council will seek to protect, maintain and enhance the biodiversity and geodiversity of the Borough.

STRATEGIC POLICY 30 Locally Significant Landscape

Within the locally significant landscape areas development will not be allowed which would adversely affect the quality, character, appearance or the setting of those areas.

Within the Landscape Character Areas the Council will permit development that accords with the policies in this Local Plan, particularly Strategic Policy 8, and also meets the relevant objective for the type of landscape in which it lies.

STRATEGIC POLICY 32 Outdoor Sports and Open Space Policy

Where appropriate, the Borough Council will seek to encourage new provision and protect and enhance existing outdoor open space and sport facilities by safeguarding sites for the benefit of local communities

STRATEGIC POLICY 34 Health and Wellbeing

Health and sense of wellbeing is a key part in the delivery of sustainable development as well as improving the health of East Staffordshire Borough's communities.

Development proposals should be delivered in order to enhance health, safety and a sense of wellbeing through:

- Providing high quality design which minimises and mitigates against potential harm from risks such as noise, water and light pollution as well as land contamination;
- Development proposals that maximise the opportunity for movement, social interaction and physical activity, through green infrastructure (networks), sustainable transport routes including facilities for cycle storage, and open spaces, including where possible, community growing spaces such as allotments and community orchards;
- Development proposals that take account of the need to create socially vibrant and connected communities

STRATEGIC POLICY 35 Accessibility and Sustainable Transport

The Council is committed to developing a well-integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities.

DETAILED POLICY 5 Protecting the Historic Environment: All Heritage Assets, Listed Buildings and Conservation Areas

The significance of the Borough's historic environment and heritage assets (designated and undesignated) will be protected and enhanced where new development proposals will be expected to make a positive contribution to the fabric and integrity of existing buildings, conservation areas or other undesignated areas where there is distinctive character, strategic views or a sense of place.

All heritage assets

New development proposals within the historic environment such as within conservation areas or which fixes or adjoins a listed building must be contextually literate in terms of using sound design principles which are stipulated in the Design SPD. The design of new development must be

informed by the context of its surroundings and take account of the local character through the Historic Environment Record and/or other relevant sources of information/evidence base

DETAILED POLICY 6 Protecting the Historic Environment: Other Heritage Assets

Undesignated heritage assets

Should planning permission be granted which includes the loss of an undesignated heritage asset an appropriate level of recording should take place prior to, and/or during, the commencement of works.

Canals

Development Proposals should take account of the historic significance of canals and its setting. New development alongside the Trent and Mersey Canal, including any brownfield sites should interact and interrelate with each other and utilise appropriate high quality design. Historic fabric and heritage assets such as structures that are related to the canal should be conserved.

DETAILED POLICY 10-9 Blue Infrastructure and water based recreation

Proposals for recreational and tourist development on the boroughs river, canal or lake areas to improve public access and for suitable water sports, including fishing, swimming, rowing and canoeing, will be encouraged provided that they do not adversely affect water quality, carrying capacity of the watercourse, amenity, visual quality, navigation or value as a wildlife habitat of a watercourse, associated wetlands and surrounding environment.

Developments should be integrated into the existing footpath, cycleway and public transport network and highway access and parking issues should be satisfactorily resolved.

Appendix II Parish Walks

Walk 1 Copyright © Eric Harlow 2012

Starting point: - Car park situated on The Green.

On leaving the car park turn right.

Continue forward to the "T" junction and turn left onto Bridge Street.

Proceed along Bridge Street to Station Walk passing Bridgeside on the left along the way.

Pass through the gate and continue along the firm path between the avenue of trees to the gate at the end of the path.

Once through the gate cross over the road (Main Street). (Beware of fast moving traffic.)

Turn left and after a short distance turn right into Beech Lane.

Continue along the pavement before eventually passing under the A38 By-pass and in

A short distance you will reach Stretton Social Club on the left.

Continue to the footpath on the left a short distance after the road leading to the Industrial Estate.

Follow the footpath as it makes its way alongside the Trent & Mersey Canal on the right and the very active Industrial Estate on the left.

At the end of the path turn left (Hillfield Lane) and proceed to the island.

Cross over the road (beware of traffic) and continue forward and follow on the pavement to the crossroads, (St Mary's Church on the right).

Turn left (Main Street) and walk the short distance to the crossing. Cross over the road and turn left and continue to the corner and turn right.

Continue the short distance to the car park and the end of the walk.

Distance: - 1 ½ miles (approx.)

Suitable for all ages and abilities.

Wheelchair friendly.

Walk 2 Copyright © Eric Harlow 2013

Starting point: - Car park situated on The Green.

On leaving the car park turn right and continue the short distance to the road junction.

Turn right onto Bridge Street and continue on the footpath to the crossroads.

Turn right and walk the short distance to the crossing. Cross over to the opposite footpath and then turn left and almost immediately turn right into Hillfield Lane.

Continue forward and on reaching Hillfield House (on the right) cross over to the opposite footpath (beware of traffic) and continue along Hillfield Lane.

Ignoring the road on the left (Fareham Road) continues forward and eventually cross over the A38.

Once over the A38 and next to the entrance to the RSPCA take the footpath on the left (sign posted Cycle Route 54).

Continue to follow this footpath to its end and then climb the steps and then the short distance to the Clay Mills flyover.

Turn left and in a short distance cross over the two slip roads (be very careful of fast moving traffic).

Continue along the footpath as it once more crosses over the A38 to the road junction on the left (Clay Mills Road).

Turn left and continue forward and up a slight incline and then as the path levels out continue to the 2nd turning on the left (Church Road).

Cross over the road (beware of turning traffic) and proceed along Dovecliffe Road.

(You will need to cross to the opposite footpath twice along this road so be careful when doing so. Also whilst on this road Dovecliffe Hall commands a stunning position across the fields to the right and then a short distance further on and on the left is the Blue Cross Rescue Centre.)

Once passed the Rescue Centre and after about 150yards you will pass the sign for Rolleston on Dove. Continue forward passed the residential properties and the public footpath sign to a display board (showing the layout of Rolleston on Dove railway station before its closure) and a swing gate leading to the Jinny Nature Trail.

Pass through the gate and continue to follow the well-worn path as it makes its way along the route of the original Burton to Tutbury railway line.

After about 400yards leave the trail via the steep steps on the right up to the cultivated field. Follow the footpath across the field to the hedge, and turn left. Keeping the hedge on the right continue to the style at the far end of the field. Once over the style continue forward to the metal gate and on to the farm track ahead and continue to the road (Craythorne Road) passing Craythorne Farm Shop on the way. Turn left and follow this road for about ½ mile to its junction with Bitham Lane on the right and Bridge Street on the left. Turn left and continue to the 2nd road on the right (The Green) and follow this road the short distance to the car park.

Distance 3miles (approx.)

Route can be followed using Ordnance Survey Explorer Map 245 The National Forest.

Suitable for most abilities, but with one style and a set of steep steps to negotiate.

Walk 3 Copyright© Eric Harlow 2013

Starting Point: - Car park situated on The Green

On leaving the car park cross over the road to the opposite footpath and turn left and continue to the junction and turn right onto Main Street.

Continue along Main Street passing the Methodist Chapel on the right and then the entrance to the Co-Op supermarket before eventually reaching Princess Way.

Continue along Princess Way and pass under the A38 and in a short distance cross over the canal.

Immediately over the canal take the steps on the right down to the towpath of the Trent & Mersey Canal.

Turn right and pass under the bridge and continue to follow the towpath and pass under 3 further bridges. A few yards short of the next bridge (No28) leave the towpath via the steps on the right and at the top turn left.

Continue along the footpath and cross over the 2slip roads (leading down to the A38 South-bound, but beware of fast moving traffic from the right) and proceed to the junction on the left (Clay Mills Road).

Turn left onto Clay Mills Road and proceed up the incline and continue to follow the footpath to the junction with Church Road passing Shrewsbury Road on the left on the way.

Cross the road to the opposite footpath (beware of traffic) and continue along Dovecliffe Road.

Prior to the next road on the left (Dovecliffe Crescent) cross over Dovecliffe Road to the opposite footpath and continue forward.

Continue along Dovecliffe Road passing Dovecliffe Hall across the field on the right and then a little further on the Blue Cross Horse Centre over to the left.

A short distance past the Blue Cross Centre and close to the Rolleston-on-Dove sign cross to the opposite footpath and continue forward.

After about 400yards and passing residential properties and the Public Footpath sign on the left (beyond the hedgerow over to the right is Rolleston Cricket Club) pass through the swing gate adjacent to the display board a onto the Jinny Nature Trail.

Continue along this Nature Trail for a little over $\frac{3}{4}$ mile to its end at Stretton.

(Whilst on the Nature Trail observe the pillars that supported the footbridge over the rail line and enjoy the wildlife and take a rest on the seats along the way.)

Once past the pond continue along the path to the left and up the slope to the swing gate.

Pass through the gate and continue forward along Bridge Street to its junction with The Green (2nd road on the right) crossing over Lancelot Drive on the way.

Cross the road onto The Green and continue the short distance to the car park and the end of the walk.

Distance 3.6miles (approx.).

Suitable for most abilities but not for wheelchairs.

The route can be followed using Ordnance Survey Explorer Map245

Walk 4 Copyright© Eric Harlow 2013

Starting Point – Car park situated on The Green.

On leaving the car park cross the road and turn right and continue (ignore the road on the left to The Anglesey Arms) to the “T” junction.

Turn left and continue on the footpath to enter Bitham Lane passing Bridgeside and the entrance to Station Walk on the way.

Continue along Bitham Lane to the public footpath “Bitham Clay Pit” on the left after first passing Bitham Lane Community Park and crossing over Britannia Drive.

Turn left and proceed along the footpath to the open land that is a Nature & Conservation Reserve and then onto the Recreation Ground on the left.

Follow the path around to the right and pass through the metal gate and continue the short distance to St Luke’s Road.

Turn left and continue along the footpath to the “T” junction (Harper Avenue) crossing over St Mark’s, St Jude’s and St Chad’s roads on the way.

Turn right and proceed along Harper Avenue to junction with Horninglow Road North.

Turn left and continue to follow the footpath and eventually pass under the bridge carrying the A38 By-Pass and then over the bridge spanning the Trent & Mersey Canal.

Immediately after crossing the bridge turn sharp left and follow the path down to the canal towpath and turn right.

At this point the route may be along the towpath or the Kingfisher Trail that runs parallel to the towpath. (The Trail would be most suitable for wheelchairs.)

Continue along either route, but if on the Trail, at its end turn left onto the towpath and then turn right and continue to the bridge.

Wheelchair users.

Pass under the bridge and immediately turn right and proceed up the slope to the footpath and turn right onto Princess Way.

Continue along the footpath and eventually reach Main Street and continue to the controlled crossing.

Once over the crossing turn right and continue on the footpath to junction with The Green.

Turn left, cross the road and continue the short distance to the car park.

Non-wheelchair.

Pass under the bridge and continue along the towpath to the steps just before Bridge 28 passing “The Mill House Pub” along the way.

Leave the towpath via the steps and once at the footpath turn left and cross over the canal and join the tarmaced path on the left.

Proceed to descend the steps and continue to follow the footpath alongside Cycle Route 54 to its end at Hillfield Lane.

Turn right and continue to the cross roads crossing the A38 By-pass and Fairham Road.

Cross the road towards the Hair Salon and onto the controlled crossing.

Once over the crossing turn left and continue around the side of the Veterinary Surgery towards the car park.

Distance – Wheelchair route 2.8mile (approx.)

Distance –Non-wheelchair route 4miles (approx.). This route is not suitable for wheelchairs due to steps and condition of towpath.

Refreshments are available at:-

The Mill House Pub.

Simply “B” café situated in the precinct adjacent to the crossing control in Main Street during opening hours 8.30am to 4.30pm Monday to Saturday.

The route can be followed using Ordnance Survey Explorer Map245

Walk 5

Walk around the perimeter of the Jubilee Playing Fields (Hillfield) – could incorporate part of the towpath running adjacent to the field.

Appendix III

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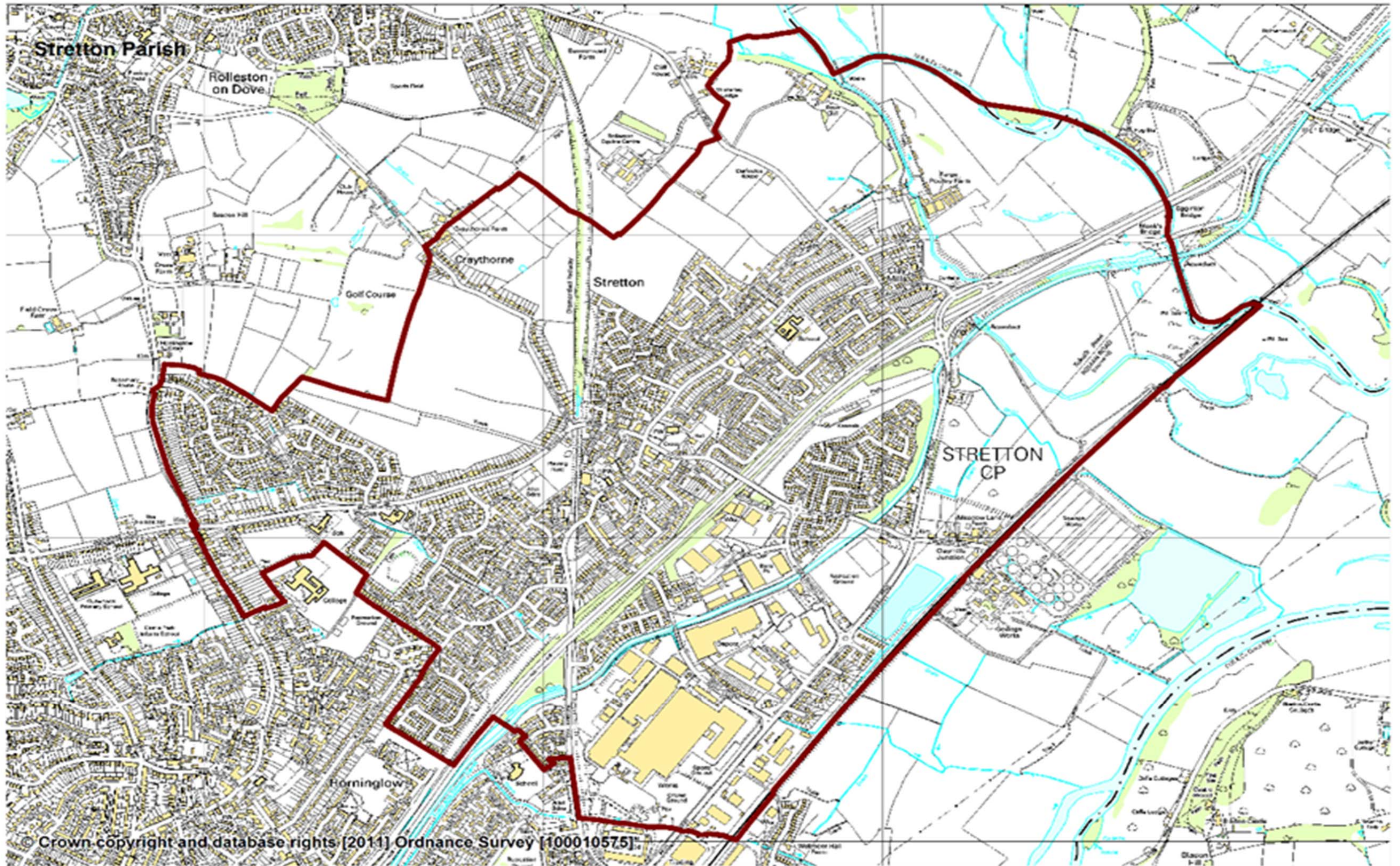
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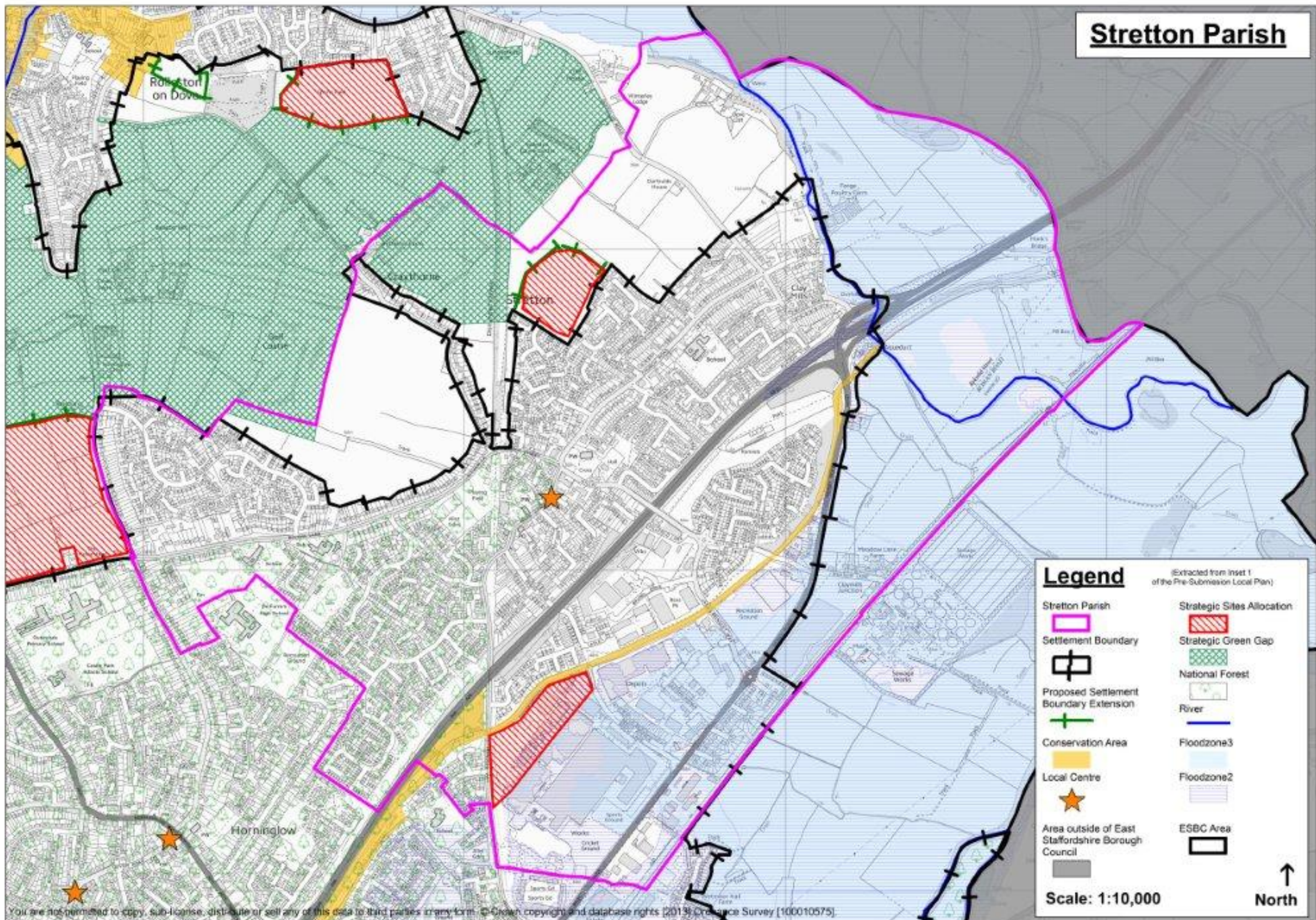
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Map 1 - Formal Designation Area for Stretton Neighbourhood Plan

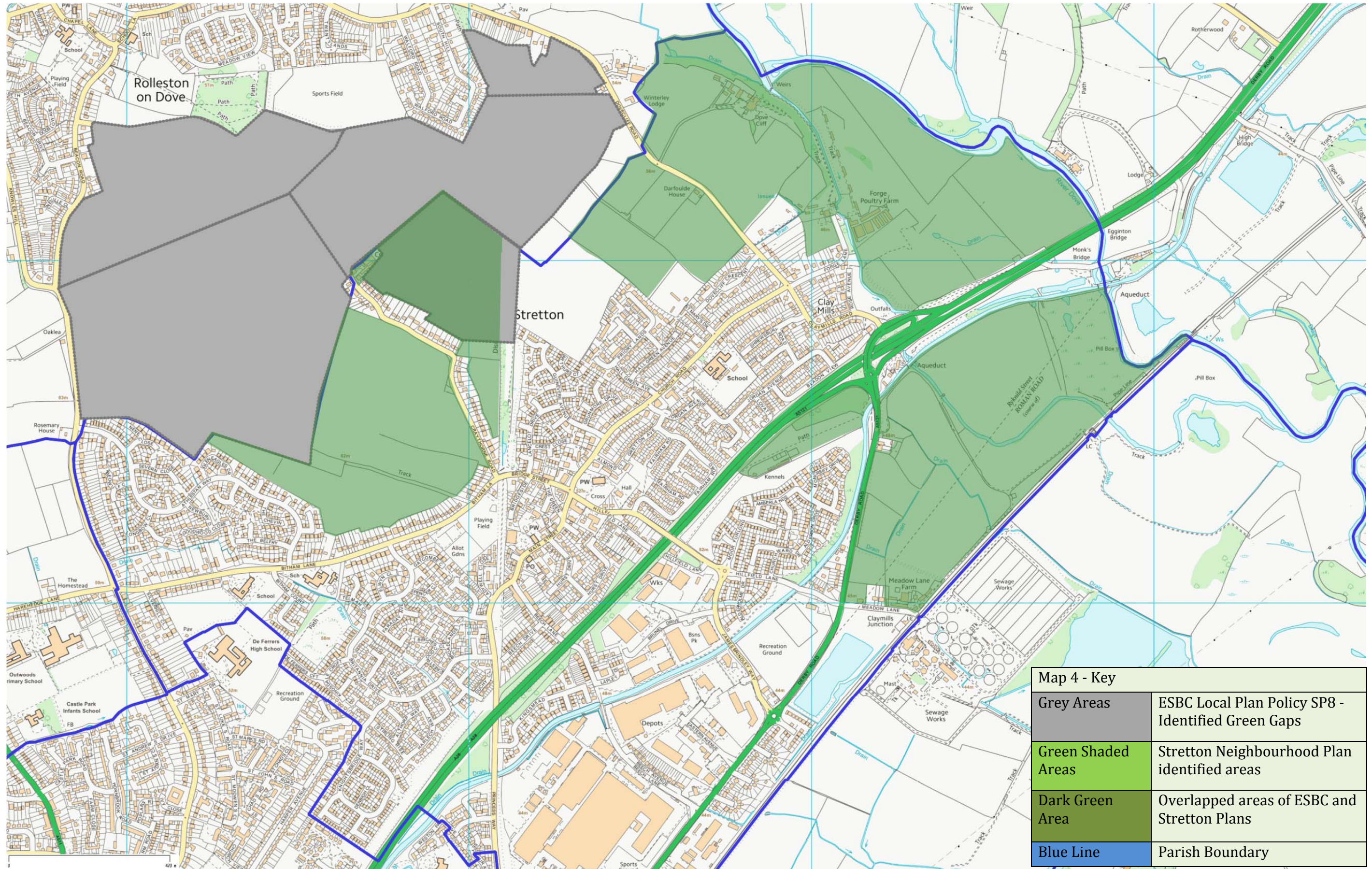
Map 2 - Location and Boundary of Stretton Parish



Map 3 – Inset No 1 Burton and District, East Staffordshire Borough Council Submission Local Plan Proposals Map 2013

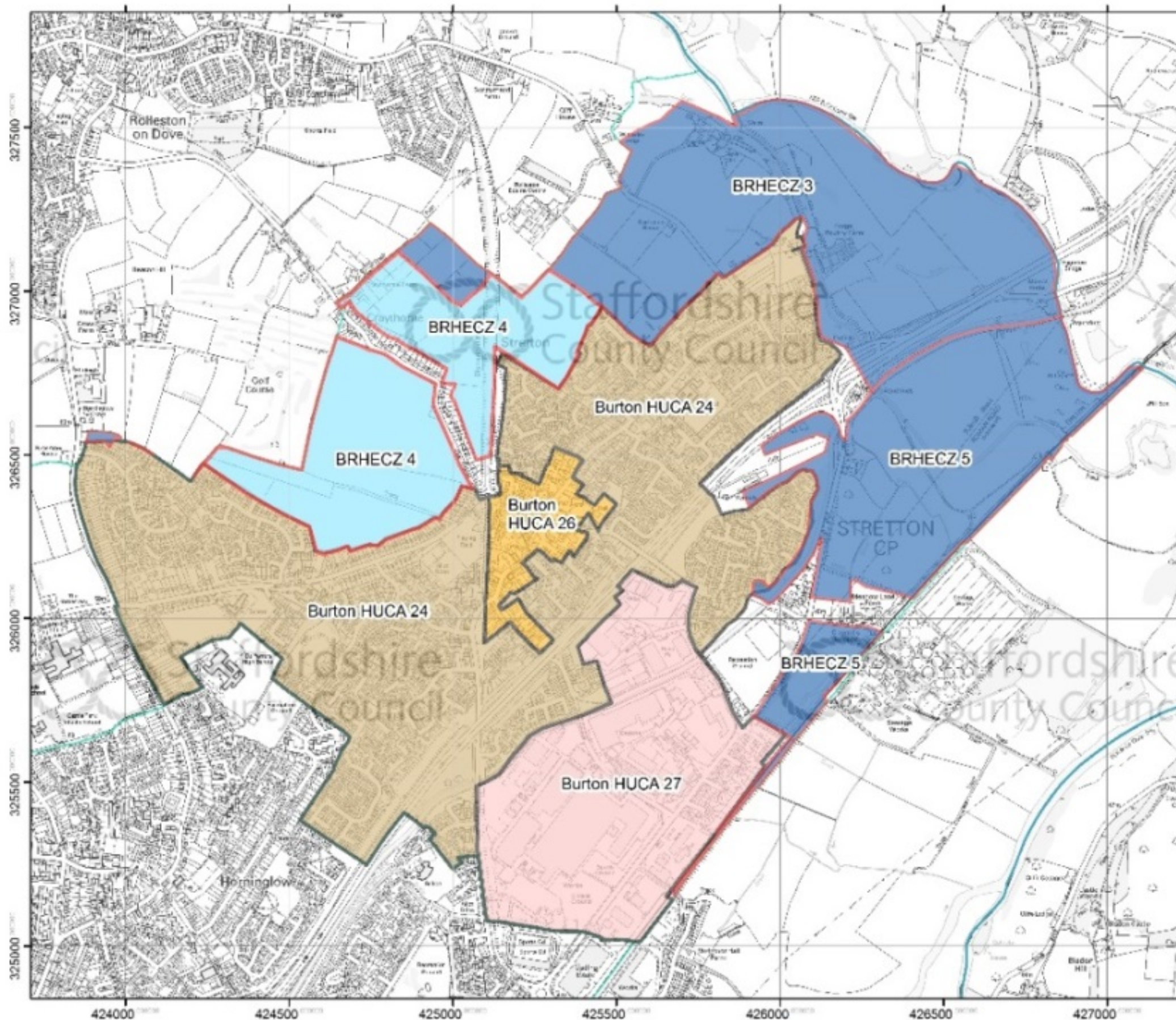


Map 4 – Areas of Identified Protected Open Space in Stretton Neighbourhood Plan



| Map 4 - Key | |
|--------------------|--|
| Grey Areas | ESBC Local Plan Policy SP8 - Identified Green Gaps |
| Green Shaded Areas | Stretton Neighbourhood Plan identified areas |
| Dark Green Area | Overlapped areas of ESBC and Stretton Plans |
| Blue Line | Parish Boundary |

Map 5 – Historic Environment Character Zones



**Staffordshire
Historic Environment Record**

Map comprises the overarching results of two separate projects considering the historic environment of East Staffordshire which fall within Stretton Neighbourhood Plan:
 1) East Staffordshire Historic Environment Assessment (HECZs)
 2) Burton upon Trent Extensive Urban Survey (EUS)

Legend

Historic Environment Character Zones

- Heritage Assets of high sensitivity
- Heritage Assets of moderate significance

Burton EUS (HUCAs)

- Stretton historic core
- Stretton 20th century industry
- Stretton 20th century suburbs

Blank areas within the Parish lie outside of the boundaries of the two projects, but should be considered to principally form part of the 20th century development and be of low heritage potential.

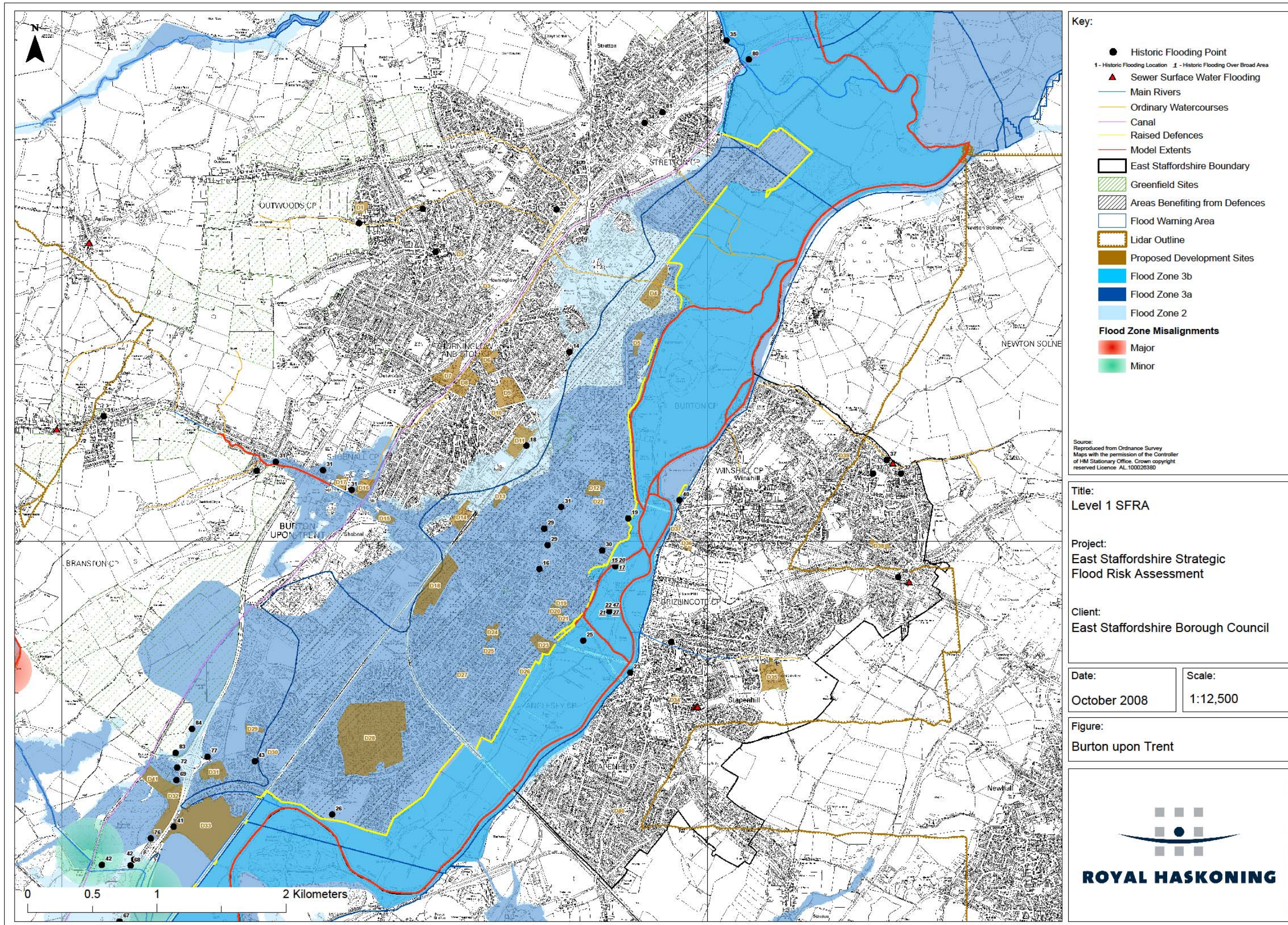


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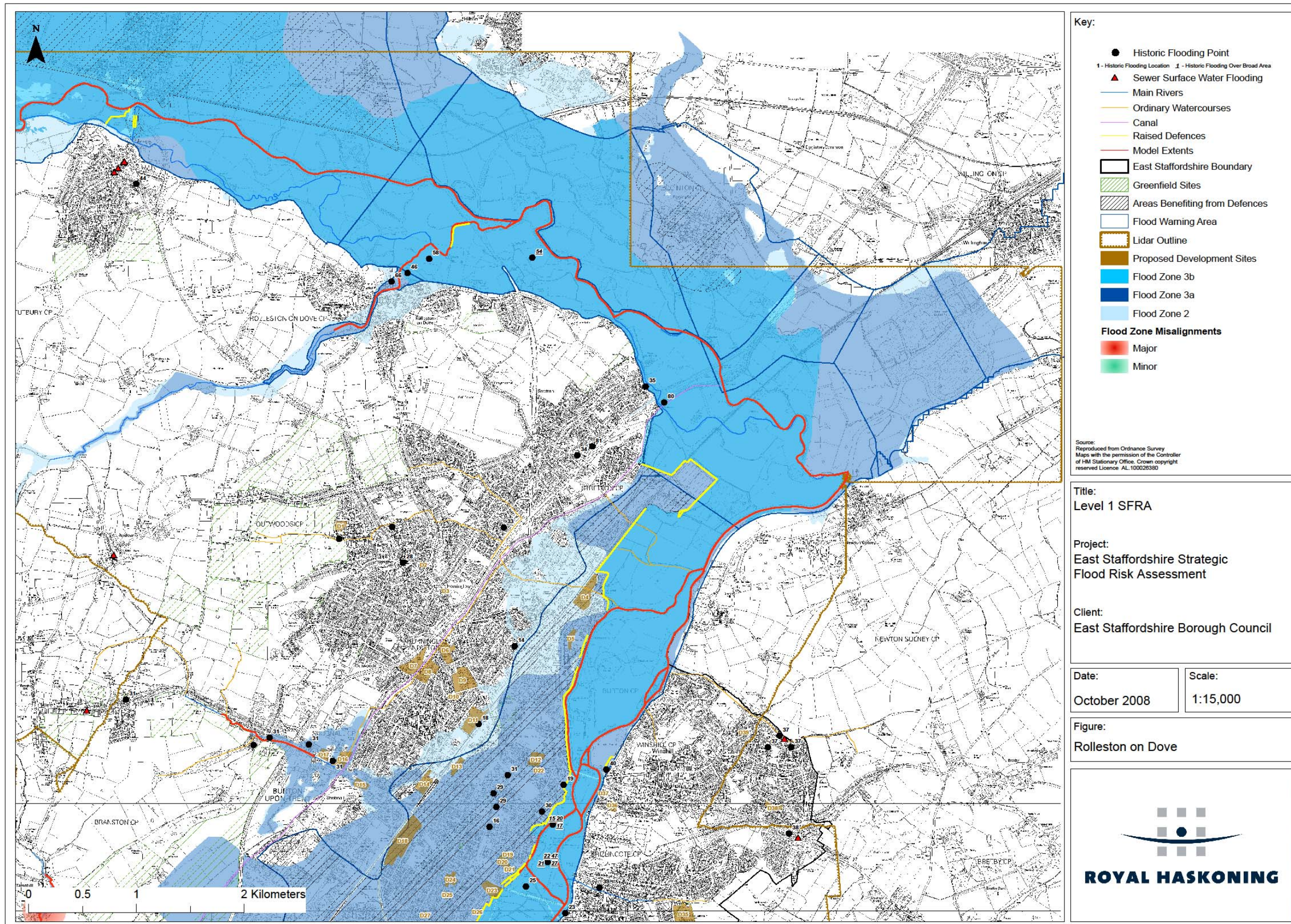
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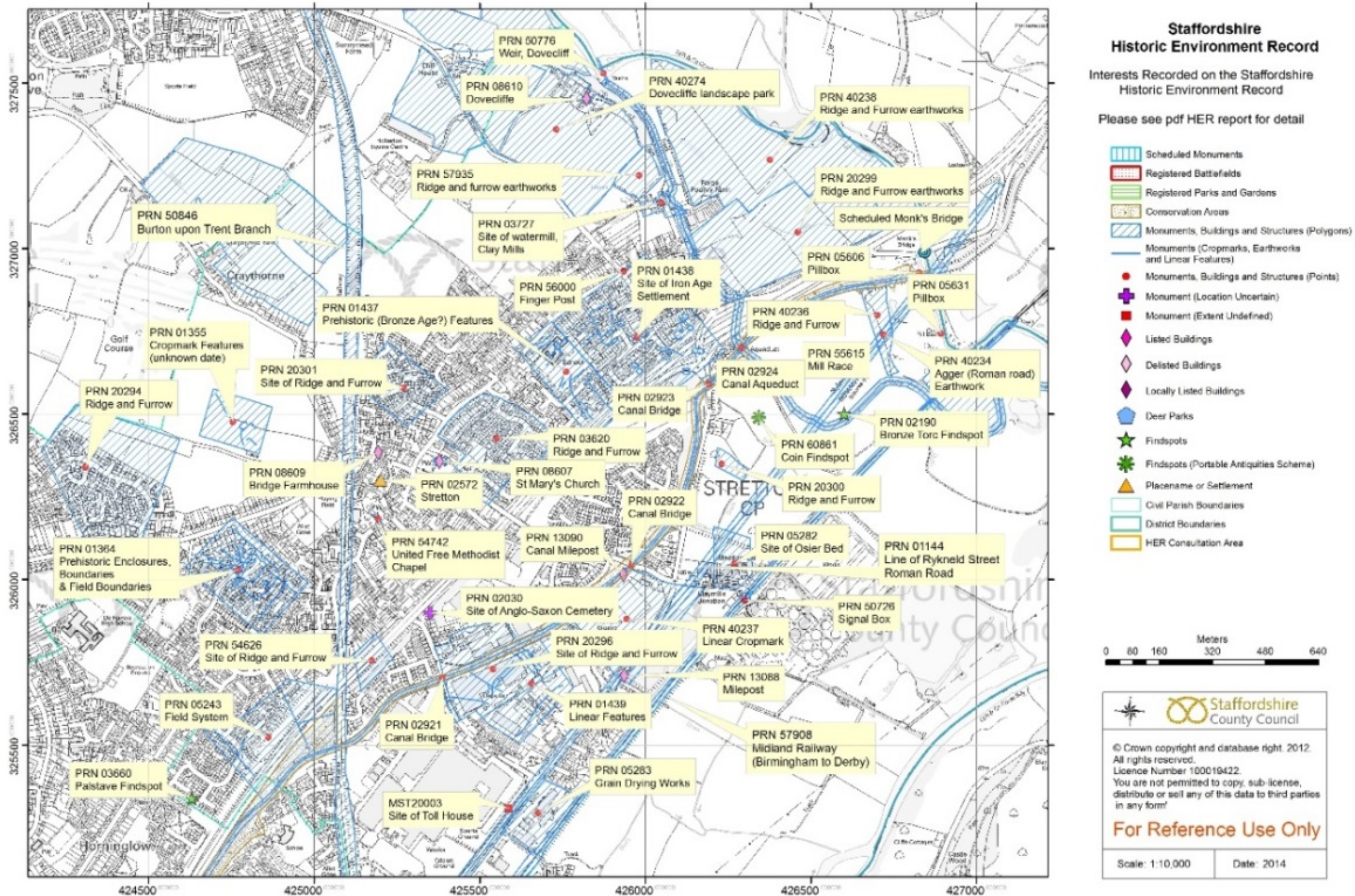
Map 6 – Strategic Flood Risk Assessment 2008, Level 1, Burton on Trent



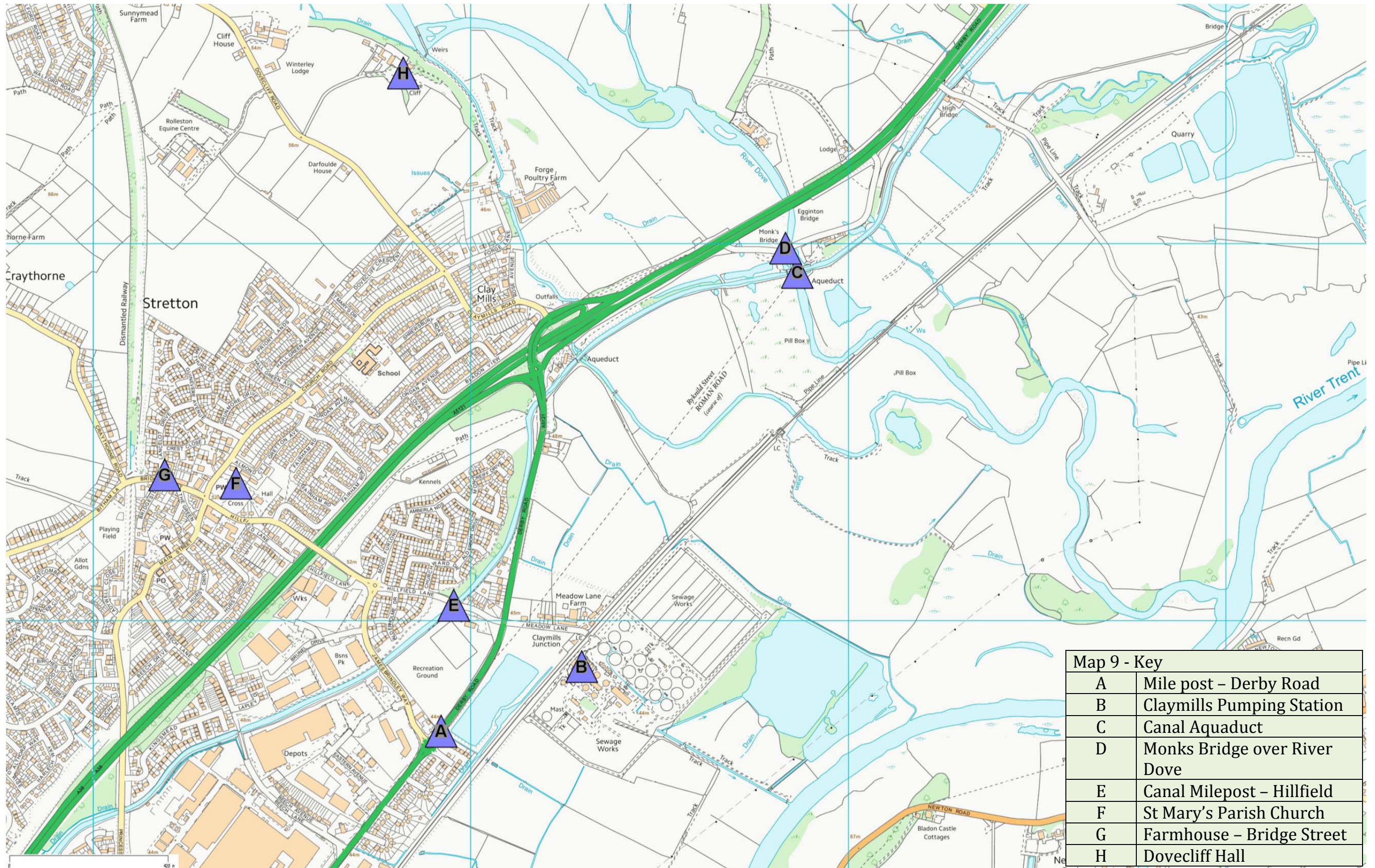
Map 7 – Strategic Flood Risk Assessment 2008, Level 1, Rolleston on Dove



Map 8 – Staffordshire Historic Environmental Record

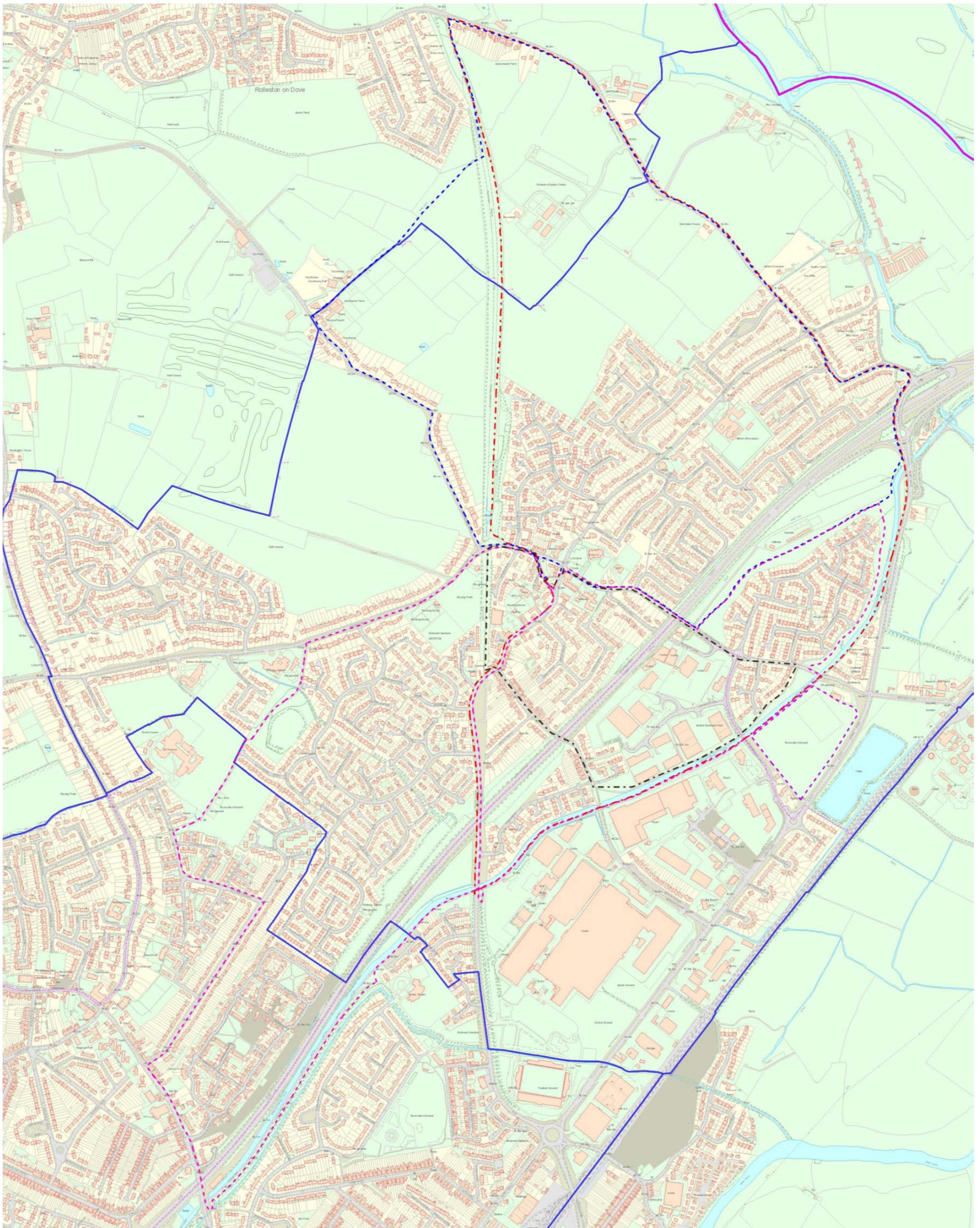


Map 9 – Built Heritage, Statutory Listed Heritage Assets

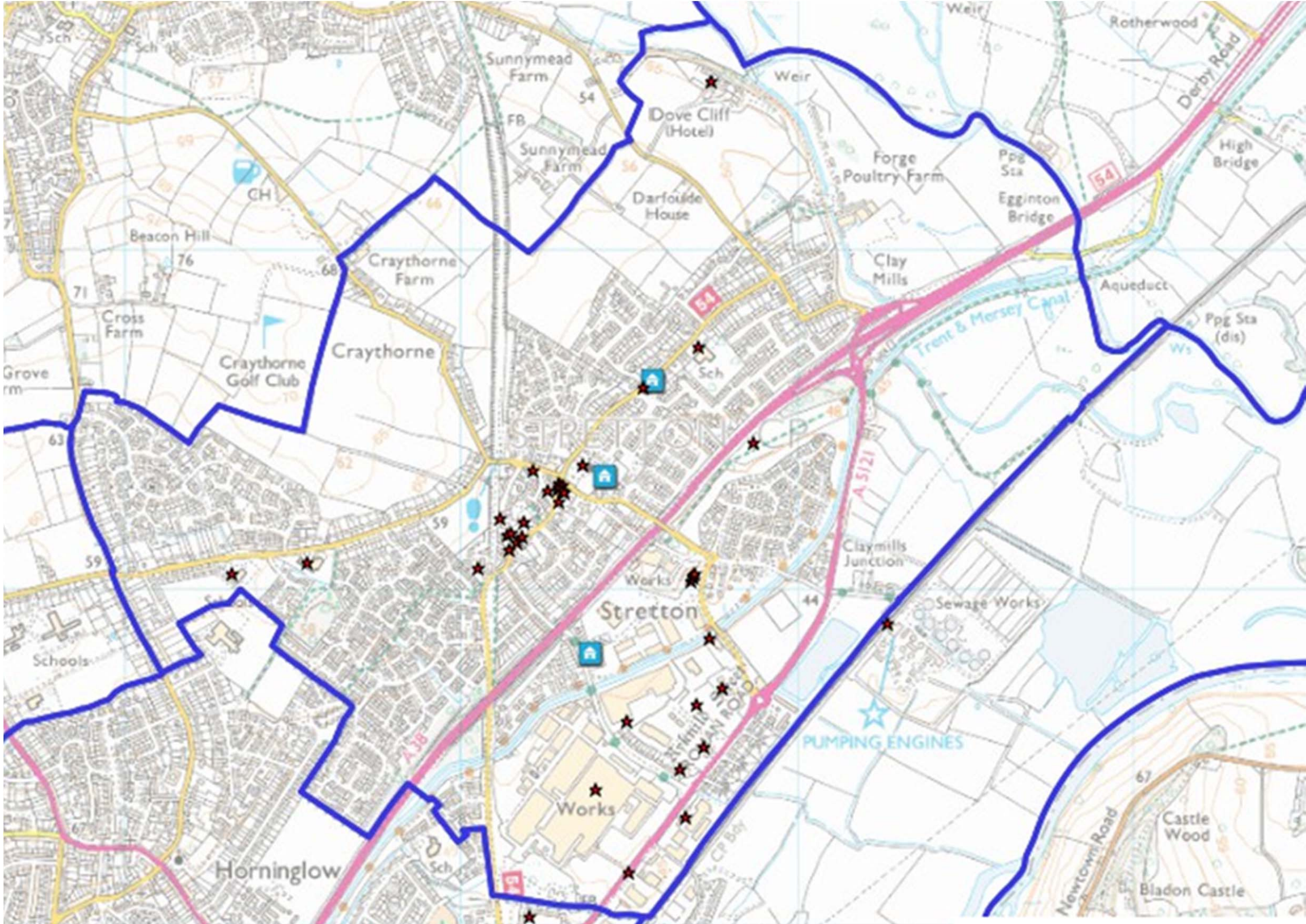


| Map 9 - Key | |
|-------------|------------------------------|
| A | Mile post – Derby Road |
| B | Claymills Pumping Station |
| C | Canal Aquaduct |
| D | Monks Bridge over River Dove |
| E | Canal Milepost – Hillfield |
| F | St Mary's Parish Church |
| G | Farmhouse – Bridge Street |
| H | Dovecliff Hall |

Map 10 – Stretton Parish Walks



Map 11 - Local Facilities in Stretton



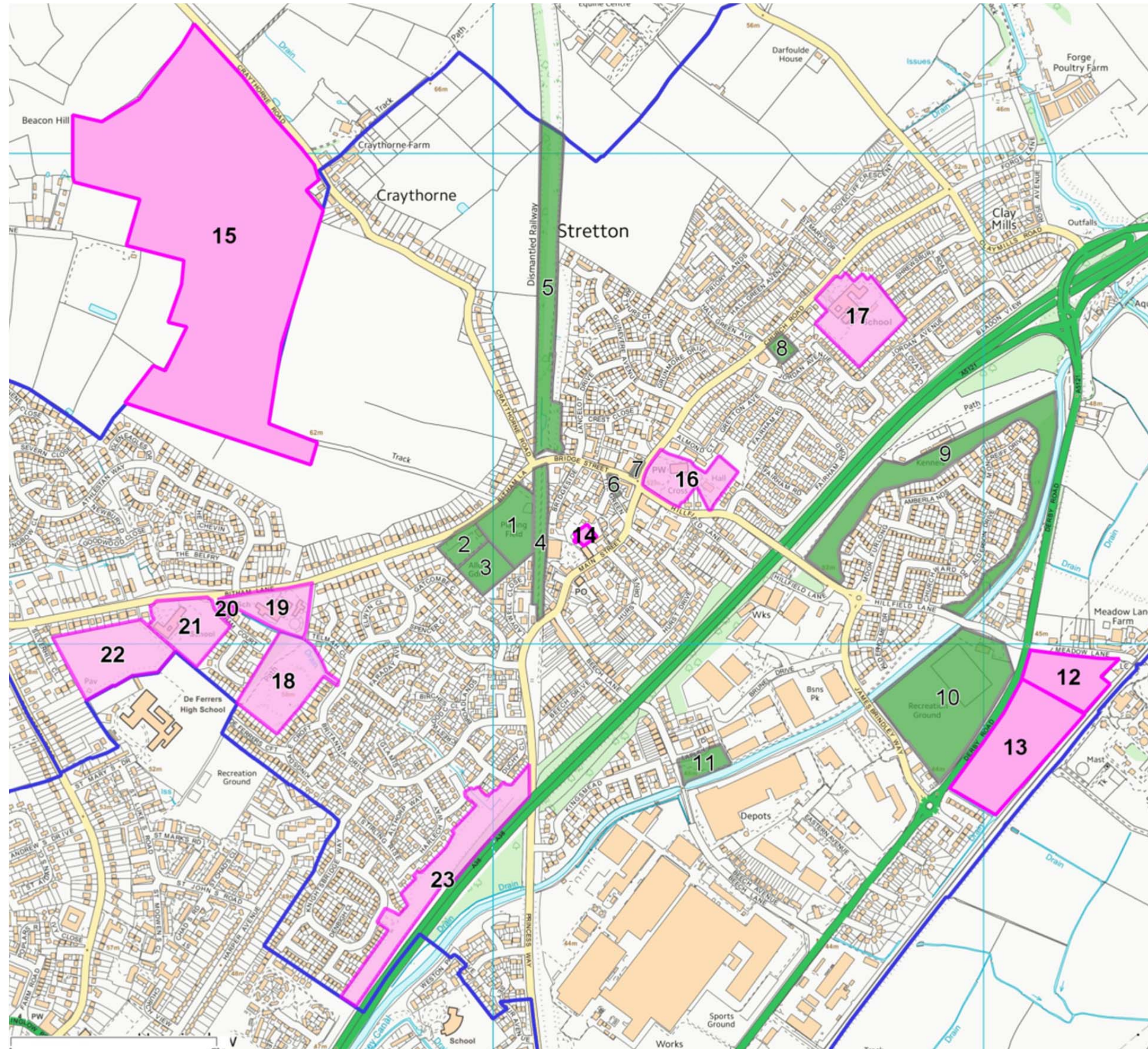
Map 12 – Local Facilities around the centre of Stretton



Map 13 – Local Facilities around the Main Street area of Stretton



Map 14 – Outdoor Sports, Recreation Facilities and Open Space



Key to Map 14 Green areas are Parish Council owned, Pink areas are owned by others

| | |
|----|---|
| 1 | Bitham Lane Community Park |
| 2 | Stretton Bowling Greens |
| 3 | Stretton Allotments |
| 4 | Station Walk |
| 5 | Jinny Nature Trail |
| 6 | The Green |
| 7 | The Millennium Memorial Garden |
| 8 | The Priory Centre |
| 9 | Stretton Woodland |
| 10 | Jubilee Playing Field (Hillfield) |
| 11 | Land at Beech Lane |
| 12 | Meadow Lane Football Pitch |
| 13 | Fishing Lake |
| 14 | The Anglesey Arms Bowling Green |
| 15 | Craythorne Golf Course |
| 16 | St Mary's Churchyard and Field |
| 17 | William Shrewsbury Primary School Field |
| 18 | Stretton Claypits |
| 19 | Fountains Primary School Field |
| 20 | Bitham Court Playarea |
| 21 | Fountains High School Field |
| 22 | De Ferrers Academy School Field |
| 23 | Open Space adjacent to Britannia Drive Estate and A38 |



Church Yard

Jubilee Playing Fields



Station Walk

