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# **Marchington Neighbourhood Development Plan**

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**Pre-Submission  
Draft (Version 2) for  
Consultation:  
January 2016**

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**Marchington Parish  
Council**

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## Summary

The recent consultation on the Draft Plan was successful, but there are issues to address. The public response, showed much support and there is no need for significant alteration to Policies. There was a good response from statutory consultees and helpful suggestions were made, but there were some critical comments which require significant changes to be made to the Plan before it can be submitted:

- Borough Council requirements that housing sites in the village reflect the Local Plan and that the Neighbourhood Plan should not promote housing at the Barracks.
- Environment Agency concerns over the Barracks.
- Hortons concerns over the industrial estate policy.

The new Local plan is so important because Neighbourhood Plans (NPs) must fit the Strategic Planning context of the Local Plan. If they don't, they fail to meet one of the "Basic Conditions" and this means that they cannot move forward to referendum. The East Staffordshire Local Plan was adopted in October. Despite consistent comments from the Parish Council, the Local Plan Inspector confirmed that the settlement boundary change at Jacks Lane should remain and so, whatever the Neighbourhood Plan says, planning permission could be granted for up to 7 houses there. In addition the LP does not support new housing in locations like the former Marchington Barracks.

Understandably, the Borough Council wishes to stand by the policies of the new LP and it is clear that they will continue to object to parts of the NP. It is likely that an independent examiner would support this and recommend removal of policies before a referendum. As a result, changes have had to be made to the Draft Plan and these are summarised below.

- 1** To include the Local Plan designation of the **Jacks Lane** site as a location for 5 dwellings, subject to design (in particular height), with measures to keep land to the rear open, retain the hedge and on flooding/drainage matters.
- 2** To confirm the Local Plan designation of **The Bagshaws** as a location for 10 dwellings (conversion/new build) house type, size and design to safeguard the Listed Buildings and Conservation Area.
- 3** To confirm **Thorntree Farm** as an additional location for 2 to 3 dwellings (conversion/new build) including land around the farmhouse/orchard, with criteria to ensure that the hedgerow on Allens Lane is not substantially reduced.
- 4 No designation** of a Development Boundary around the **former military depot**, using policies for individual parts of the area, but with **no reference to** the potential for new housing development on the former barracks.
- 5 The Industrial Estate** – A locally based policy to enable investment and new development, subject to criteria on traffic, the impact on nearby housing, drainage and flooding.
- 6 The former Barracks** - Locally based criteria for any development proposals to meet, including; traffic, impact on Forestside, drainage & flooding, pollution, accessibility, nature conservation, community facilities and local heritage.
- 7 Forestside** - Criteria for any development on the estate to meet to minimise adverse impact on residential amenity, where possible to provide benefits for car parking/traffic circulation and access to the industrial estate and open space.
- 8 Sports Field & Woodland** - The proposed designation of this land as a Local Green Space is to be retained.

**However**, our work the Neighbourhood Plan helped to resist proposals for 40 rather than 20 houses and to oppose the Jacks Lane application (16 houses). The Plan will increase local influence on the form and appearance of development **so, please continue to support it.**

Andrew Mann, Chairman of Neighbourhood Plan Steering Group & Marchington Parish Councillor. January 2016

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## **1. Introduction**

### **What is a Neighbourhood Development Plan?**

- 1.1 Communities now have new powers to shape development through neighbourhood planning, which is a new right introduced through the Localism Act 2011.
- 1.2 A Neighbourhood Development Plan can set out a vision for an area and planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies and proposals contained within the neighbourhood plan will be used in the determination of planning applications.

### **Marchington Parish**

- 1.3 The Parish lies between the towns of Burton-upon-Trent and Uttoxeter in East Staffordshire. It comprises the village of Marchington itself and the surrounding open countryside to the west based around Marchington Woodlands.
- 1.4 The village of Marchington is a small, attractive settlement. In many ways it is an idyllic English village. Residents have a strong sense of community and there are good facilities including a village hall, a primary school, a community shop, a church and two public houses. As well as the main part of the village, Marchington extends to the south east to an area of houses known as Forestside and to the west to include Birch Cross. Between the main part of the village and Forestside there is the Marchington Industrial Estate, which are part of an extensive former military depot where several derelict Barrack Blocks remain.
- 1.5 A short distance further to the east of the village is HMP Dovegate.
- 1.6 Marchington Woodlands is a predominantly rural area spread out over 3 miles. The area is undulating and there are large wooded areas and forests. The settlement of Marchington Woodlands has a Church and a Village Hall but consists mostly of farms and properties in an attractive rural setting. There are also two hamlets called Scounslow Green and Gorsty Hill.
- 1.7 These various areas are indicated on Diagram 1 at the end of the section.
- 1.8 Marchington Parish comes under the administrative area of East Staffordshire Borough Council which, amongst other things, serves as the local planning authority.

### **Background to the Neighbourhood Plan**

- 1.9 As the appropriate 'Qualifying Body', Marchington Parish Council applied to East Staffordshire Borough Council on 5 February 2014 to designate a Neighbourhood Area.

- 1.10 The Borough Council subsequently publicised the application for a six week period and invited any representations. The deadline for comments was 24 March 2014. The Borough Council then formally approved the Neighbourhood Area for Marchington on 7 April 2014.
- 1.11 The boundary of the Marchington Neighbourhood Area corresponds to the Parish boundary. This is indicated on Diagram 1 at the end of the section.

### **The Plan Period**

- 1.12 The Neighbourhood Plan will cover the period up to 2031.
- 1.13 This corresponds to the plan period for the adopted East Staffordshire Local Plan. It thereby allows consistency in the evidence base and proposed housing requirement.

### **Second Consultation on the Pre-submission Draft Plan**

- 1.14 As part of the statutory process the Parish Council is required to invite representations on the draft plan prior to it being formally submitted to the Borough Council. This stage must include a formal consultation period of at least six weeks to publicise the plan and bring it to the attention of people who live, work or carry on business in the neighbourhood area. The Parish Council is also required to invite representations on the draft plan from key stakeholders and statutory consultees. A six week consultation ran from 28<sup>th</sup> Sept. to 10<sup>th</sup> Nov. 2015 and as a result of some of the comments received and the changes proposed, it is considered that a second (6 week) consultation is necessary.
- 1.15 The purpose of this document is to enable widespread understanding and comments on the changes. A summary of has been produced which has been distributed to every household and business in the Parish.
- 1.16 A copy of the full (revised) plan may be inspected on the Parish Council website, where copies of the newsletter and questionnaire and evidence base documents are also available: [http://www.marchington.info/parish\\_council](http://www.marchington.info/parish_council)
- 1.17 Hard copies of the (revised) draft plan and evidence documents are also available for inspection at the Community Shop during normal opening hours and the Village Hall when attending events.
- 1.18 Comments on this draft plan must be submitted using the form in the newsletter or in writing to.

**Email:** (Marchington Parish Council) [marchingtonpc@btinternet.com](mailto:marchingtonpc@btinternet.com)

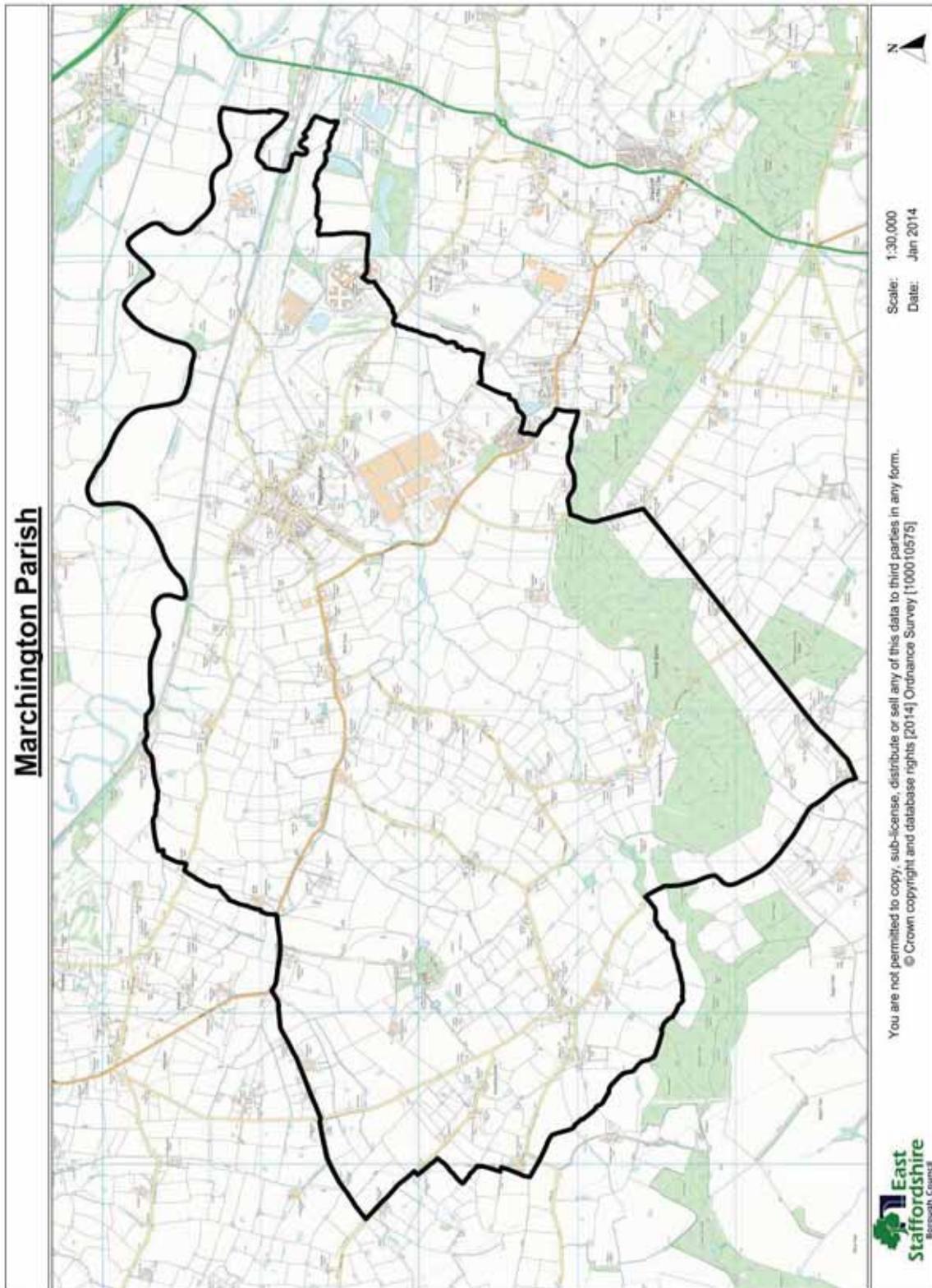
**Postal address:** Marchington & Marchington Woodlands Parish Council  
Parish Clerk: Mrs Linda Hoptroff, The Hollies, 9 Chartley Gate Close, Uttoxeter, Staffs. ST14 8DX.

- 1.19 The consultation is open from Monday January 4<sup>th</sup> 2016 and the deadline for comments is: Tuesday 16<sup>th</sup> February 2016.

## **Next Steps**

- 1.20 The draft plan will then be reviewed in the light of comments received and may be revised. It will then be formally submitted to East Staffordshire Borough Council, hopefully during February.
- 1.21 The Borough Council will again publicise the plan for a six week period and invite comment. An independent examiner will then be appointed to consider any representations and check the plan meets certain basic conditions, including conformity with national and local planning policy. The examiner may suggest modifications but will hopefully recommend to the Borough Council that the plan can proceed to a community referendum. A majority of people voting must then support the plan if it is to be eventually 'made' by the Borough Council. The plan will then become part of the development plan for the area and will become a major consideration when determining planning applications.

Diagram 1 – The Marchington Neighbourhood Area



## 2 National and Local Planning Context

### The Basic Conditions

- 2.1 The Localism Act 2011 stipulates that a neighbourhood development plan must meet certain basic conditions before it can come into force. After being submitted to East Staffordshire Borough Council an independent examiner will be appointed to assess whether the plan has met these basic conditions. If the examiner concludes the basic conditions have not been met, the plan will not go forward to referendum.
- 2.2 The basic conditions state that the plan:
- must have regard to national policies and advice, such as the National Planning Policy Framework
  - must be in general conformity with the strategic policies in the development plan for the area, which includes any adopted local plans
  - should contribute to the achievement of sustainable development
  - should be compatible with European obligations and human rights requirements.

### National Planning Policies

- 2.3 The Marchington Neighbourhood Plan must therefore be developed with regard to national policy, especially the National Planning Policy Framework. The Framework set out the Government's planning policies for England and came into effect in March 2012. It contains core planning principles which must underpin all plan-making. It provides the basis for local planning authorities to prepare Local Plans and for communities producing Neighbourhood Plans.
- 2.4 The Framework states that neighbourhood plans should support the strategic development needs of the wider area set out in the Local Plan. They should not promote less development or undermine its strategic policies. It adds that neighbourhood plans should plan positively to shape and direct development that is outside the strategic elements of the Local Plan.
- 2.5 The Marchington Neighbourhood Plan must also be mindful of Planning Practice Guidance, which was published by the Government in 2014. The Guidance explains how national policy should be applied.

### The Development Plan

- 2.6 The Marchington Neighbourhood Plan must also be in general conformity with the strategic policies of the development plan for the area.
- 2.7 The current Development Plan comprises:
- The adopted East Staffordshire Local Plan (2012 - 2031);
  - Staffordshire and Stoke on Trent Minerals Local Plan 1994-2006 (saved policies) (link is external) (produced by Staffordshire County Council); and
  - Staffordshire and Stoke on Trent Joint Waste Local Plan 2010-2026 (link is external) (produced by Staffordshire County Council).

- 2.8 It is acknowledged that in general the adopted Local Plan policies which are designed to control development, including new housing are reasonable at a strategic level, to protect the rural environment of East Staffordshire and promote development in sustainable locations, close to services and employment. However, it is contended that the character of Marchington has particular characteristics and that a more focused approach, which could be developed through a Neighbourhood Plan is justified.
- 2.9 A number of developers and landowners had objected to the Local Plan, suggesting a requirement of 40 houses and an enlarged site on Jacks Lane for 40 houses. Other objectors suggest that two additional sites off Jacks Lane (west and adjoining B5017) should be allocated. All three were successfully contested by the Parish Council. However, on the basis of an interpretation is that national guidance favours developers where there is no up to date Local Plan, William Davis has applied for permission to build 16 houses on the Jacks Lane site. The refusal of this application on Local Plan policy grounds, was welcomed by the local community.
- 2.10 The adopted Local Plan includes a Policy (which includes a list of the Strategic Policies) on the role of Neighbourhood Plans. This is reproduced below:

### **STRATEGIC POLICY NP1 - Role of Neighbourhood Plans**

*Neighbourhood Planning legislation requires Neighbourhood Development Plans to meet the following basic conditions:*

- *has regard to national policies and advice*
- *contributes to the achievement of sustainable development.*
- *be in general conformity with the strategic policies of the development plan for the area*
- *be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.*

*For the purposes of meeting the basic condition, East Staffordshire Borough Council considers the following Local Plan policies to be strategic:*

- P1 – Principle of Sustainable Development*
- SP1 – East Staffordshire Approach to Sustainable Development from the list of strategic policies*
- SP2 – Settlement Hierarchy*
- SP3 – Provision of Homes and Jobs 2012-2031*
- SP4 – Distribution of Housing Growth 2012 - 2031*
- SP5 – Distribution of Employment Growth 2012 – 2031*
- SP8 – Development outside Settlement Boundaries*
- SP13 – Burton and Uttoxeter Existing Employment Land Policy*
- SP14 – Rural Economy*
- SP16 – Meeting Housing Needs*
- SP17 – Affordable Housing*
- SP18 – Residential Development on Exception Sites*
- SP20 – Town and Local Centres Hierarchy*

## SP32 – Outdoor Sports and Open Space

*Neighbourhood Plans will be in general conformity with the relevant requirements set out in the strategic policies. Of particular importance is SP2 which seeks to locate new development within existing settlements. Neighbourhood Plans have the ability to:*

- *add settlement boundaries to existing settlements (those listed in SP2), or*
- *extend existing settlement boundaries*

*In addition, Neighbourhood Plans can propose more growth than that set out in the East Staffordshire Local Plan strategic policies. Where Neighbourhood Plans identify a strategy for growth the Borough Council will expect the plan to provide sufficient evidence to demonstrate deliverability of the strategy.*

*For all other policies in the Local Plan there is an opportunity for Neighbourhood Plans to identify a specific local approach, which will only be supported by the Local Authority where there is evidence of a specific local circumstance.*

*The Borough Council expects all Neighbourhood Plans to include proposals for monitoring the policies in the plan. Should monitoring indicate that the development is not coming forward as envisaged in the Neighbourhood Plan action will be taken by the Borough Council to bring forward sites through a Development Plan Document in accordance with SP6.*

- 2.11 In the adopted Local Plan, Marchington is confirmed as a Tier 2 “Local Service Village” with a development requirement of approximately 20 new houses over the plan period. This is supported by the Parish Council and the local community. This Neighbourhood Plan includes the village settlement boundaries and the locations for new development set out in the adopted Local Plan. Taking account of recently built houses and commitments, a net (minimum) figure of 17 houses needs to be accommodated on new sites.

### **Sustainable Development**

- 2.12 The National Planning Policy Framework sets out the Government’s approach to sustainable development which essentially is about enabling development to cater for the needs of current generations, but ensuring that development doesn’t mean worse lives for future generations. The Marchington Neighbourhood Plan must thereby be aware of the economic, social and environmental consequences of its policies and proposals.

### **EU Obligations**

- 2.13 A number of EU obligations may be relevant to the Marchington Neighbourhood Plan. In particular the Borough Council will ‘screen’ the plan and ascertain whether the policies and proposals give rise to significant environmental effects and trigger the need to undertake a Strategic Environmental Assessment.

### 3 The Neighbourhood Plan Area

- 3.1 The Parish of **Marchington and Marchington Woodlands** (otherwise referred to in this document as Marchington) covers an extensive area. **Marchington** is a small, attractive village in East Staffordshire. It lies between the towns of Burton upon Trent and Uttoxeter, not far from the banks of the River Dove. In many ways it is an idyllic English village. Residents have a strong sense of community and there are good facilities including a village hall, a primary school, a community shop, a church and two pubs. As well as the main part of the village, Marchington extends to the south east to an area of houses known as Forestside and to the west to include Birch Cross. **Marchington Woodlands** is spread out over an area of around 3 miles. There are two additional areas called Scounslow Green and Gorsty Hill. The area around Marchington Woodlands is undulating and there are large wooded areas and forests. Marchington Woodlands has a church and a village hall but consists mostly of farms and individual properties in a lovely rural setting.
- 3.2 Marchington adjoins the parishes of Draycott in the Clay and Hanbury and it is close to Uttoxeter.
- 3.3 **Marchington Village** was settled by the Saxons and is recorded in the Domesday Book (1086). The area around Marchington was the focus of 'assarting' (the clearance of woodland) during the 13th/14th centuries presumably to create more open fields for agricultural purposes; moated sites are often accompanied by such activity. Two scheduled moated sites lie within the parish, while a third scheduled moat lies adjacent to the parish on its western extreme edge. An even older settlement lay at the top of Marchington Cliff. Though originally closely aligned with the Brook, the present road pattern can be traced back to the 13th century, their antiquity marked by their deeply sunken character. The oldest surviving houses possibly date back to the 15th century, although it is difficult to be precise because of the custom of continuously building on and around older buildings. Marchington Hall is probably evidence of this as, although bricked over and restored in the late 17th century, it is thought to be mentioned in a reference dated 1297 as the "chief messuage" and again in 1615 as "utterly decayed".
- 3.4 What is now **Marchington Woodlands** was literally, woodland at the time of "Doomsday", but was steadily cleared over the next two or three centuries, including a number of substantial estates now marked by abandoned moats. It remained essentially open woodland pasture held in common by the parishioners. In late Elizabethan times it was enclosed, establishing the field pattern which has largely remained unaltered to the present day. The prosperity of Marchington and The Woodlands has been based from earliest recorded history on dairy farming and today's landscape is rooted deep in the past. Marchington Woodlands became a village in 1859 with the opening of the Parish church.

**Population and Housing** (Source - 2011 Census, East Staffs. B.C. and a Rural Place Profile for Marchington prepared by ACRE)

- 3.5 The Parish has a population\* of 1161 living in 475 households (\* the reorded figure in 2011 was 2015 but this included 854 inmates at HMP Dovegate). The presence of the prison population in the recorded statistics make some population comparisions difficult.
- 3.6 The population structure is; 595 females and 568 males. In general, the population structure seems similar to the Brough and national averages, but there are 190 children under 16 which is **lower** than the national average. There are no significant ethnic minority communities in the parish
- 3.7 The household composition is as follows:
- 49 one person households (over 65) – **lower** than ESBC average
  - 48 one person households (other) – **lower** than ESBC average
  - 66 two person households (over 65) – **higher** than ESBC average
  - 98 households with dependent children – average
  - 104 household with no dependent children – average
  - 21 lone parent households – **lower** than ESBC average
- 3.8 Housing tenure is dominated by owner occupation (with 402 dwellings owner occupied; 85% which is significantly above the ESBC average of 70%). There are 64 rented properties, with only 2 properties being local authority. The majority are at Forestside (former MoD houses from Marchington Camp).
- 3.9 The rate of car ownership is high, with only 33 households with no car (at 7% this is lower than the ESBC average of 21%). 148 households have one car which is also lower than the ESBC average. However, 194 have two cars and there are 98 with three or more cars. These figures are above ESBC average.

**Economic Aspects** (Source - 2011 Office of National Statistics and a Community Profile for Marchington prepared by ACRE)

- 3.10 There are 932 residents who are economically active and the key features of the profile are (these are the general figures and do not sum to 100%):
- 343 in full time employment (40.7%) – **higher** that ESBC average (31%)
  - 245 in part time employment (22%) – **higher** than ESBC average (14.6%)
  - 165 people are self-employed (15%) – **higher** than ESBC average (8.6%)
  - 179 people are retired (16%) – ESBC average
- 3.11 The breakdown of occupations is as follows (figures do not sum to 100%):
- 97 Managers, Directors & Senior - 12.5% (**higher** than ESBC 10.4%)
  - 126 Professional Occupations - 16% (**higher** than ESBC average 14.6%)
  - 78 Associate Professional and Technical Occupations - 10% - ESBC average
  - 79 Administrative and Secretarial Occupations - 10% - ESBC average
  - 119 Skilled Trades - 15% (**higher** than ESBC average 12%)
  - 45 Care,Leisure & Other Services - 6% - ESBC average
  - 32 Sales & Customer Service - 4% (**lower** than ESBC average 7.8%)

- 24 Process, Plant & Machine Operatives - 10% - ESBC average.
- 119 Elementary Occupations - 15% - ESBC average.

3.12 Within the above, there is a higher than average number of people employed in agriculture (40 or 6.3% - ESBC average is 1.4%), a lower proportion of people in wholesale/retail and a higher figure for public sector/administration (116 or 15% - ESBC average is 4%). The rate of self employment is average but there is a higher than average number of people working from home. Incomes are higher than Borough and national levels. Unemployment is lower than average.

**Housing and the built environment** (Source Rural Place Profile for Marchington prepared by ACRE)

3.13 There are 320 detached houses (64.6% which is almost three times the national average) there are correspondingly lower numbers of semi-detached (99) and terraced houses (67) and almost no flats.

**Local Businesses**

3.14 In preparing the Neighbourhood Plan, the importance of local employment in Marchington has been acknowledged. They include farm and agricultural businesses, shops, public houses, and schools self employed people working from small units or from home and schools. There are several large scale employers in the plan area, including the Prison Service (Serco) and the businesses operating on Marchington Industrial Estate

3.15 Dovegate is a male Category B training prison. It is operated by Serco Home Affairs. The Operational Capacity is 1060 with accommodation for 860 in the main prison and a 200 bed therapeutic community. In addition, there is a trial and remand facility with a capacity of 130. It employs several hundred people in a variety of security, care and administrative roles, many of which commute in.

3.16 Marchington Industrial Estate extends to approximately 28.5 hectares and accommodates over 30 buildings, some of which are subdivided to create separate units. There is more than 1.3 million square foot of floorspace in units ranging from 300 square foot (28 square metres) to 645,000 square foot (59,923 square metres). The units fall within Use Classes B1 (business), B2 (general industrial) and B8 (storage and distribution) of the Town and Country Planning Use Class Order. Since 2013 the Estate has been owned by Hortons, an independent Midlands based property company founded in 1892 by the Horton family. The company has a range of employment premises which it manages for the benefit of local and national businesses, workforces and shareholders. Occupiers include several large logistics and storage companies although there are also small business operating from the estate, including a butchers.. As there is no original planning permission for the change of use of the site from military to civilian use, there are no conditions restricting the use of the Estate as a whole. Accordingly, the Estate can operate, to a large extent, without restrictions on: outside storage of materials and goods; outside working; 24 hour operation of units; and 24 hour deliveries to and from the Estate.

- 3.17 Education is a significant employer with teachers and support staff working at the Primary School and Denstone Preparatory School. There are many farms and agricultural businesses in the plan area which employ people and generate a substantial spend through machinery, maintenance, fuel, seed and fertilisers.
- 3.18 The information from ONS Neighbourhood Statistics indicates a greater proportion of self-employment, suggesting a higher than average rate of local business ownership and working locally from home, either in small units or from home. These characteristics could have planning implications in terms of conversions and residential extensions.
- 3.19 There are two functioning public houses in the area which employ a number of local people, attract visitors and generate spending in the local economy.

### **The Former Military Depot and Barracks Site**

- 3.20 This large site is situated between the industrial estate and the Forestside residential area. It is part of the former Ministry of Defence depot which includes several barrack buildings, which have been vacant for over 20 years. It is owned by the Evans Property Group (Leeds). There was a proposal to develop a war games centre in 2012, but that idea was dropped. Later plans were put forward for a solar park which would have seen the demolition of the six barrack block buildings. Planning permission was granted in 2011 for this but it was not implemented.
- 3.21 The presence of the Barracks site (with the industrial estate and Forestside) is a particular feature of Marchington which could justify development without setting a precedent for other areas. It is thought that the owner may be considering a residential led proposal.
- 3.22 Through the Neighbourhood Plan, The Parish Council wishes to provide a context for the consideration of any future development proposals. In addition, although this needs to be explored in detail with local residents, the Parish Council feels that the physical form, setting and community facilities (open space, meeting rooms etc.) of Forestside is currently unsatisfactory and development of the Barracks site could address this issue, at least in part.
- 3.23 The site was not included in the SHLAA but it has been identified as being available for development by the owner with a capacity for 100+ houses an indicative scheme suggests up to 50. It is, however, outside the village settlement boundary and any decisions on future applications will need to be made by the Borough Council based on the Strategic Policies of the Local Plan

### **Culture, Recreation & Community Activity**

- 3.24 There are many groups and societies in the parish, there is a large playing field to the east of the village and tennis courts, bowling green and cricket pitch in the centre of Marchington. Marchington Football Club plays in the local FA league and cup competitions
- 3.25 Local organisations are listed below:

- Edward Bear Club (Under 5yrs)
- KFC (Keep Fat Club)
- MADS (Marchington Amateur Dramatic Society)
- Marchington Cricket Club
- Marchington Gardeners Guild
- Marchington Singers
- Marchington Tennis & Bowls Club
- NWR (National Women's Register)
- Women's Institute: Marchington
- Women's Institute: Marchington Woodlands

## **Education**

3.26 Marchington has a small primary school called St Peters CE Primary School which is used by children up to Year 4. Marchington uses the Uttoxeter Middle School system and years 5-8 attend Oldfields Hall in Uttoxeter and the area's senior school is Thomas Alleyne's High School which is also in Uttoxeter. The area's Further Education colleges are Burton College and Stafford College. Smallwood Manor, formerly the seat of Thomas Webb, Esq. is now a preparatory school for Denstone College.

## **Places of Worship**

3.27 St Peter's is the local Parish Church and is a brick building dating from 1742. The church is located on low ground between what is now the village centre around the High Street, and Hound Hill, where the original Vernon family residence was built. St John's Church, Marchington Woodlands was built in 1858 at the instigation and largely at the expense of Thomas Webb of Smallwood Manor. The Church was designed by Richard Trubshaw and is mid-18th century in date. It is Listed Grade II\* and is thought to sit on the site of an earlier, medieval church which was mentioned at Domesday. The cemetery may also be of medieval origin

3.28 The strong sense of community in Marchington and the sense of belonging and pride which people have is likely to be a key point to emerge in early consultation of the Neighbourhood Plan.

## **Built Environment** (also see section 6 below)

3.29 Part of Marchington Village is a Conservation Area. A new Conservation Area Appraisal (CAA) was approved by the Borough Council in 2015.

3.30 There are 17 Listed Buildings & structures in the Conservation Area or its setting, including fifteen Grade II and two Grade II\*. In addition to the protected buildings and structures, there are other structures in the parish which are valued by local people. These are all listed in the 2015 Conservation Area Appraisal published by the Borough Council. The list of non-designated heritage assets is likely to be extended through further community based survey work. The known features include farmsteads, military buildings, signposts, mile markers, bridges and walls.

3.31 Outside the Conservation Area, in the remainder of the Parish, there are 13 further Listed buildings and structures, including some cottages and farmhouses, mile posts, Smallwood Manor (the school) and two moated sites at Tinkers Lane and Hodge Lane which are scheduled. There is potential historic significance in the remaining elements of the Marchington military camp. Some structures which belonged to the military camp are recorded on the Historic Environment Record (HER) and there remains the potential for further below ground archaeological remains to survive. While not of 'listable' quality, they are considered as being of local historic interest.

### **Archaeology**

3.32 There are several archaeological features recorded in the Parish (excluding Listed Buildings and structures which are protected under other specific legislation). The most commonly found features are ridge and furrow and field systems. Other significant features include parkland and deer park associated with the old Needwood Forest and subsequent enclosures.

### **Countryside and Environment**

3.33 The landscape has been influenced in the past by the creation of Needwood Forest in Medieval times, of which old areas of woodland and significant individual trees remain. Enclosure led to hedgerows and parkland, which are significant features in the landscape. There is a Site of Special Scientific Interest (SSSI), covering 43 hectares of woodland at Forest Bank in Marchington Woodlands. Greaves Wood is ancient semi-natural and ancient replanted woodland, a remnant of the once extensive Needwood woodlands. In addition, there are many Tree Preservation Orders.

3.34 Staffordshire Wildlife Trust (SWT) has commented that there are Sites of Biological Importance (of county wildlife value) and several Biodiversity Alert Sites (district value) within the parish. There are also a number of sites noted for their value in the 70's and 80's but that have not been re-surveyed as yet. A variety of legally protected species and Species of Principal Importance for Conservation under the Natural Environment and Rural Communities Act 2006 have been recorded in the area. However, it is noted that records are not comprehensive and some data is still to be added to the database.

3.35 It is noted that there is no large scale development proposed in the plan and therefore, no need for more surveys at this time, but alongside ESBC Policies, the Neighbourhood Plan policies will require assessment of the impact of proposed development and planning applications in each instance. For example, should the former Barracks emerge as a possible site for development, detailed ecological studies will be needed.

### **Landscape Character and Character Study around Marchington Village**

3.36 Local residents consider that the countryside of the Parish is attractive and well managed but acknowledge that there is still some impact from the former military uses around the Industrial Estate and The Barracks. People are especially concerned that the location, scale and design of development should respect the character of the area and in particular the relationship between

Marchington village the countryside, unspoilt elements of which reach in towards the village centre. In order to ensure that the Neighbourhood Plan is based on sound evidence, it was decided to undertake a local character survey.

3.37 A Characterisation Study was undertaken by Steering Group (SG) members and local residents between January and March 2015. The full report is available separately, but a summary of the methodology and outcomes is presented below. It is considered to be particularly relevant because, in accordance with the principles of Localism, it represents a local, community based, input, into what might otherwise be an entirely technical process. A summary is presented below but a full report is available as part of the evidence base. The intention of the study was to:

- Provide a general context for the policies of the Neighbourhood Plan.
- Provide evidence for detailed landscape, environment & heritage policies.
- Provide a specific means to evaluate potential development sites/locations in and around Marchington village.

3.38 The approach to the study recognised that it should not replicate or duplicate other work (see section below) and therefore, the focus was on the following:

- A description of the wider landscape setting of the village and surroundings.
- The physical form of (all) the village and its relationship to the countryside.
- The relationship of the former military areas to the village.
- The “value” of open land within/around the village in terms of: landscape, views, the village setting, public benefits, bio-diversity and historic character.

3.39 The concentration on the village and surroundings looked at matters not included in the Conservation Area Appraisal and gives a specific community perspective. This approach will not exclude The Woodlands and the other rural parts of the Parish from consideration by wider NP policies because this is already well documented in NE, SCC & ESBC studies. In addition, there are not the same development pressures in those locations.

3.40 The NP Steering Group initially analysed the setting, topography, age and character of the village and divided it up into 9 areas. Area 1, the “Former Military Zone”, was subdivided into three elements of individual character i.e. Forestside, Barracks Block and Industrial Estate. The areas are listed below:

- 1a Forestside & Sports Field ]
- 1b Barracks Block ] “The Former Military Zone”
- 1c Industrial Estate ]
- 2 Land between Silver Lane and Jacks Lane
- 3 Land between Bag Lane, Jacks Lane and B5017
- 4 Silver Lane and Church Close
- 5 Church Lane
- 6 Land between Bag Lane, Jacks Lane and Woodland Views
- 7 Moisty Lane and Windmill Drive
- 8 Bag Lane, High Street, The Square and Hall Road
- 9 Allens Lane and Allens Close

## **Related Studies**

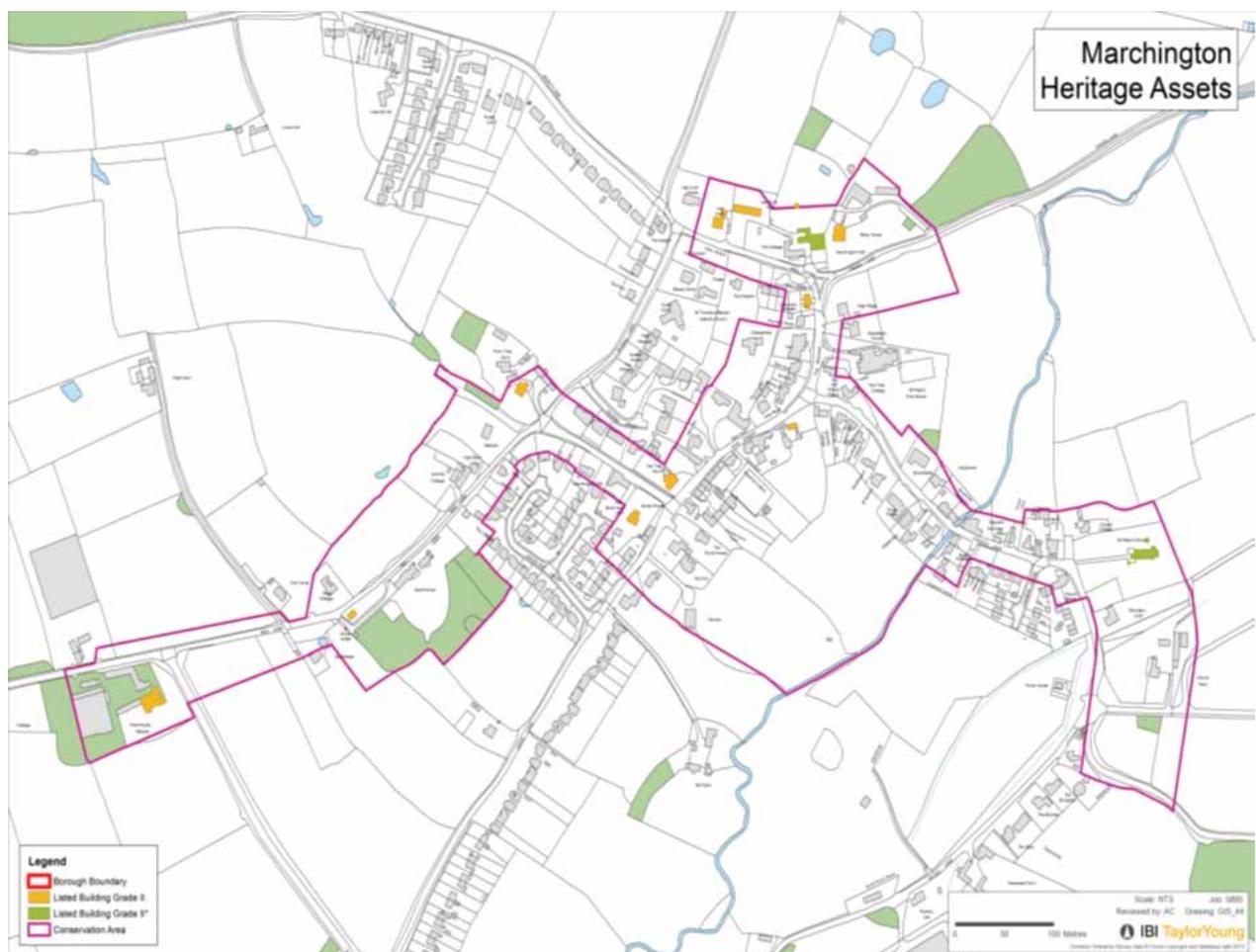
3.41 There are three related pieces of work which have helped to inform and provide data for the assessment, these are:

- Marchington Conservation Area Appraisal (ESBC 2015)
- Marchington Historic Environment Assessment (SCC 2013 – updated 2015)
- Natural England - National Character Areas Profiles (NCA No. 68 Needwood & South Derbyshire Claylands).

The points relevant to Marchington are summarised below.

### **Marchington Conservation Area Appraisal (ESBC 2015)**

3.42 This was undertaken by IBI Taylor Young for ESBC and a draft was published for consultation in January 2015. The final version was approved in Summer 2015. It provides an assessment of the Marchington Conservation Area. It analyses the historical context, built form, setting and spatial characteristics to demonstrate the special interest as a conservation area and to ensure its accordance with the current policy framework. The appraisal identifies key positive and negative impacts, erosion of character, potential threats and considers the appropriateness of the boundary. It makes recommendations for future actions by the Council to preserve and enhance the areas significance as a Conservation Area.



3.43 The summary (in *italics* below) of the key elements of the character of the Conservation Area includes several points which are particularly relevant to the characterisation study.

*The general features that provide Marchington with its locally distinctive character and the special interest can be summarised as follows:*

- *Low, sunken lanes with high hedging and overhanging tree cover.*
- *A wealth of statutory listed buildings and high quality buildings of local relevance, given the village size.*
- *Tightly enclosed streets, including dwellings set at the back of the pavement and orientation of dwellings to place gable at pavement edge.*
- *Plentiful landscaping across the village, creating soft rural character.*
- *Distinct topography rising and falling around the village and its gateways.*

3.44 In terms of specific areas of the village, which include or are close to the sites being considered, the following points are also relevant:

*4.5 The village setting is predominantly rural, surrounded by fields. Outside of the series of historic streets, the topography is variable, whereby there is a mix of levels across the area, and there are no distinct overriding patterns.*

*5.7 Outside of the conservation area are acres of land that were commandeered during WWII to erect a Military Station. This eventually became a Prisoner of War Camp for German and Italian soldiers. Following the repatriation the Nissen huts were demolished. Later the Royal Army Ordnance Corp Marchington was built around 1957 and dealt with the supply and maintenance of weaponry and munitions and various other military equipment. It was also a Central Vehicle Depot during this time until the barracks closed in 1970, and the Territorial Army took over until finally closing the site in the early 1980s.*

*6.8 Between the Dog and Partridge pub and the next row of cottages that includes Brookside House, lies a Brook that runs to the River Dove to the North. This is an interesting feature within the townscape, with a parapet of sandstone slabs. At the brook, this marks the point where the conservation extends south to incorporate the field and Cricket Club that lies to the south of Church Lane, and east of High Street.*

*6.16 Green Lane to the east is a single track lane, sunken within high hedges and vegetation forming a tunnel like entrance to the village. The landscape opens out to the east over fields and the varied topography is visible.*

*6.21 Thorn Tree Farm sits at the junction with Allens Lane that connects north to Hall Road, however this is outside of the conservation area. Bag Lane swings sharply east to connect onto the High Street.*

*6.22 Before the turn, near the corner of Allen's Lane, is a small shaded dingle, running along the side of the farm, forming a solitary space away from the street.*

*6.29 Holly Bank is visible within the street scene, a double fronted, two and a half storey red brick built dwelling. This forms a bookend to the north end of High Street with The Bagshaws, a Grade II listed, two storey, timber framed property, dating from 17th century.*

On the townscape analysis map (p20), the junction of Woodland View and Jacks Lane is identified as a “Weak Gateway” to the Conservation Area and at the Lodge on Bag Lane a “Strong Gateway” is identified. “Key views/vistas” are identified at the junctions with High Street and Bag Lane.

#### *Landscape Character & Public Realm*

*7.1 Landscape character is an important element in the setting of the conservation area. The village is set within a very rural context, and the conservation area is at times contained within the wider built areas of the village, and elsewhere extends beyond the built edge.*

*7.3 A key character of the village is that of the lanes, these are characterised by high hedges and sunken lanes, creating tight spaces enclosed by vegetation and this helps capture the rural character. In places the lanes become like tunnels where the trees overhang above creating a distinctive gateway to the village.*

*7.4 A small brook runs through the village... and crosses under Church Lane. The corridor is marked with vegetation and a public footpath runs south from Church along the east side of the brook; this footpath connects into a network of paths that intersect in the open green fields located, south of Church Lane and west of Jacks Lane. A number of public footpaths connect onto Jacks Lane, including along on the periphery of the cricket ground, and further paths connect from Church Lane and Bag Lane within the conservation area, and wider afield connect south from Silver Lane and Stubby Lane.*

*7.6 Throughout the village, trees and hedges feature strongly and form part of the village's distinctive character. The overall tight enclosure of the streets and the plentiful planting means that long views of the surrounding countryside are limited from within the conservation area, and are generally only possible at the eastern and western gateways along Green Lane and Bag Lane respectively.*

#### *Capacity to Accommodate Change*

*9.1 Within the core of the conservation area there are minimal opportunities for significant change, given the limited sites available for development....*

*9.2 The areas of greatest change are most likely to be smaller interventions, for example, alteration and extension of existing buildings, and changes to boundary treatment.*

*9.3 The rural character of the village should be retained, and it is considered that the large grounds in which a number of the grander houses sit should be protected and not intensified through infill. The areas around the village gateways should also be protected to ensure the rural nature of the setting is not compromised.*

#### *Design Guidance*

*11.5 Should new development be forthcoming in the village or areas adjoining the Conservation Area, the design should be specific to Marchington and should enhance the character of the area, as such standard 'off the peg' house designs will not be acceptable.*

3.45 In commenting on the Draft, the Parish Council welcomed the timing of the appraisal and considered that it will provide a useful input into the preparation of the NP and the linked sites assessment and landscape characterisation work. Much of the content of the CAA is supported by the PC who noted that it is thorough in the consideration of the built environment within and adjoining

the CA, but that in relation to landscape, even though there are references to the setting, further analysis of the importance of the open land and countryside around the village should be undertaken. It was felt that this should include; the presence of heritage landscape feature such as ridge and furrow, veteran trees, historic field boundaries & hedgerows and key views. The recently updated SCC Historic Environment Character Assessment - Village Summaries was seen as a useful reference point. In addition, it was stated that the CAA could include more consideration, including survey material, of non-statutory local heritage features.

### **Marchington Historic Environment Assessment (SCC updated 2015)**

- 3.46 This piece of work states that the landscape of East Staffordshire is defined by its historic character. Project areas for the Historic Environment Assessment (HEA) cover five settlements identified as 'Category 2 Local Service Villages, including Marchington. The HEA aims to assess the potential for the historic environment to absorb new development and housing in particular. The main focus is on Category 1 settlements but overviews and recommendations are also provided for the five Category 2 villages. For Marchington, the wider setting in Needwood Forest and on the edge of the Dove Valley are important. The HEA was informed by the earlier (2006) Staffordshire Historic Landscape Characterisation (HLC) Project. The HEA document includes the following points which are relevant to this character assessment.

*The earliest references to Marchington occur in a grant of land made in 951 AD and in Domesday Book (1086). It is recorded as a large settlement, by Staffordshire's, standards with 27 households based on a mixed economy of arable, meadow and woodland resources.*

*Like Denstone and Draycott, Marchington also retains the character of a dispersed settlement. By the late 18th century it existed along several lanes: Church Lane, The Square, High Street and much of Bag Lane, which is largely covered by the Conservation Area.*

*A number of farmsteads, testament to Marchington's rural economy, are still legible within the settlement plan. This includes Thorn Tree Farm, which incorporates a Grade II Listed farmhouse, of mid-18th century date standing on Bag Lane.*

*To date no archaeological work has been carried out in Marchington which could assist with an understanding of its historical development. The late 19th century Ordnance Survey plan (plate 3) reveals that orchards once existed within small enclosures in and around the areas of historic settlement....Paddocks were also a feature of the landscape lying between the areas of settlement, but these have mostly disappeared for housing development during the 20th century. Modern housing has also extended, as ribbon development, along Church Lane, Allens Lane, the south side of Moisty Lane and the east side of Jacks Lane.*

*With reference to the surrounding countryside, open fields are mentioned in medieval documents.... The remains of the open fields are fossilised within the landscape in the form of ridge and furrow earthworks, which survive across large areas in and around Marchington. This field pattern is well preserved, particularly to the north, west and south.*

*To the south east of the main village core a cricket ground and playing fields have been established during the 20th century to serve the growing population.*

*Further south east lies a large industrial estate, which originated as part of a large army camp and depot established over a considerable area between 1941 and the late 1960s when the army left. Part of the former MoD site is still legible within the landscape. The settlement pattern across the wider landscape is dominated by dispersed historic farmsteads. Within the village the farmstead plan forms are dominated by small loose courtyards and larger dispersed clusters. Farmsteads of similar form are found in the wider landscape particularly to the west. Linear settlement at Birch Cross probably represents the establishment of settlement during a later period (but by the late 18th century).*

*In terms of unknown Heritage Assets, only a few sites are currently known relating to prehistoric and Roman activity around Marchington. The proximity of the River Dove suggests the potential for prehistoric activity within the river valley close to Marchington.*

### **Natural England - National Character Areas**

- 3.47 Marchington Parish lies within Character Area - 68 Needwood & South Derbyshire Claylands. This is a wider study but in the extracts set out, *in italics*, below cover the points relating to the village and its setting.

*In general the character area, although it is divided by the River Dove 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. In the south, there are frequent plantations and ancient woodlands of the former Forest of Needwood. Elsewhere, the 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.*

*There is a distinctive scarp to the south of the Dove, whose broad flood plain divides the Staffordshire and Derbyshire elements. A predominantly pastoral landscape of rolling countryside that is still largely rural and relatively tranquil, featuring distinctive field boundary patterns and characteristic hedgerows with hedgerow trees. Grassland for livestock is the dominant land use although dairy and cereal farming are also important. The majority of the farms are small- to medium-sized dairying and livestock holdings. Arable cultivation occurs on the better land north and south of the Dove and in the river flood plains. Ridge and furrow is quite extensive in the Derbyshire part of the NCA, and also survives south of the Dove, particularly around Marchington. There is an overall wooded character derived from scattered ancient and semi natural woods, parkland and boundary trees. Some large woodland blocks are prominent in Needwood Forest; however, much consists of smaller, fragmented remnants. Predominantly hedgerow bounded, the field pattern varies from small to medium-sized fields north of the Dove; larger/rectilinear on the flood plains; rectilinear in Needwood Forest; and smaller/more irregular to the west. A wide range of habitats associated predominantly with pasture, varying from damp lowland grassland and marshland to drier neutral grassland. There are good surviving examples of water meadows along the three main river valleys. Wood pasture and parklands, often with veteran trees, are found throughout and earthworks relating to ridge and furrow survive. There is also a series of Statements of Environmental Opportunities (SEOs). Those relevant to the assessment are summarised below with key points highlighted in bold.*

*SEO 1: Conserve and enhance the essential character of this mainly pastoral mixed farm landscape with its distinctive field and settlement patterns, hedgerow trees, varied hedgerow types and heritage assets, enhancing and expanding the network of farmland habitats and improving access opportunities while sustaining food provision:*

- *Seeking to retain the mixed land use pattern of pasture and dairying, arable and woodland, which provides a rural character and a sense of tranquillity.*
- *Maintaining the distinctive enclosure patterns to conserve fields in the landscape.*
- *Plant and maintain hedgerows, for landscape character and habitat connectivity.*
- *Maintaining and restoring areas of semi-natural grassland.*
- *Encouraging the restoration and creation of ponds.*
- *Conserving historical features with heritage interest, including the remains of ridge and furrow, water meadow infrastructure and other archaeological features.*

*SEO 3: Protect the historic and cultural features of Needwood and the South Derby Claylands, in particular the traditional settlement patterns of remaining villages, traditional farmsteads and the country estates that provide a strong sense of place:*

- *Establishing a strong landscape framework as the context for existing major settlements and potential development areas within and surrounding the National Character Area (NCA), and ensuring that their influence on the quality of the surrounding landscape is positive and that new green infrastructure is provided.*
- *Maintaining the setting of historic buildings, parklands, villages and farmsteads, and ensuring that new development respects character and local distinctiveness.*
- *Maintaining and restoring the diverse stock of farm buildings, encouraging continued agricultural use and managing proposals for reuse to retain heritage features.*
- *Protecting and managing parkland associated with country houses*
- *Conserving and enhancing local architectural styles and traditional materials.*
- *Conserving the tranquillity of the area through the planning of new development and its sympathetic design, and in particular minimising light spill and traffic noise.*
- *Conserving upstanding earthworks and structures of water meadows and other archaeological remains, including ridge and furrow.*

### **Area Surveys by Steering Group Members and Local Residents.**

3.48 The surveys used a pro forma summary to assemble survey information in a consistent manner. Teams of individuals of varied age group, gender and address were selected to carry out the surveys to provide independent assessments of the characteristics of the defined areas of the village. The characteristics assessed included layout, topography, road features, landmarks, buildings and details, natural features, streetscape features, land uses and views from public places. This extensive list of characteristics was then summarised for each area to describe the positives and negatives of each area and highlight the prominent features. The following paragraphs provide a summary of each of the areas and a conclusion, in italics, of the suitability (or not) of new large scale development for that location.

#### **3.49 Area 1 The Former Military Zone**

**Area 1a** - Forestside is mainly two storey terraced post war housing in a rural setting. A lack of parking creates untidiness. This could be improved by using

areas of adjacent land for parking. There is a lack of community buildings and facilities in Forestside.

**Area 1b** - This is derelict barrack blocks surrounded by scrubland and mature trees. It is a neglected brownfield site which could be greatly improved by re-development without a negative impact on Forestside or the main part of the village. Re-development could be enhanced by a footpath/cycle way to the village shop, school, church and public houses.

**Area 1c** - A large scale industrial estate with a regular layout of warehouse buildings.

*It is considered that new development could occur in area 1b, with no adverse impact on the village character, with improvements to Forestside and located so that it does not conflict with 1c (the Industrial Estate). However, any development would need to take account of the importance of the structures and associated habitats for bats and provide appropriate mitigation in accordance with legislation and NPPF*

- 3.50 **Area 2** Land between Silver Lane and Jacks Lane - This is a low lying, flat, flood plain area with tree lined stream and drain used for agricultural and recreational purposes with open space and a cricket ground, which suffers occasional flooding. It contains guard house buildings from a WWII POW camp.

*The land is an important part of the setting of the village, it is floodplain and it is not considered to be suitable for large scale development.*

- 3.51 **Area 3** Land between Bag Lane, Jacks Lane and B5017 - This is an area of well-maintained farmland with mature trees and hedge boundaries which forms a natural buffer at the western gateways to the village, including parts of the Conservation Area on Bag Lane. A few houses (2 on Jacks Lane and 3-4 on Bag Lane) exist. There are two public footpaths on the land offering views into and out of the village.

*The land is part of the attractive rural setting of the village and is a gateway to the Conservation Area. It is not considered to be suitable for large scale development.*

- 3.52 **Area 4** Silver Lane and Church Close - There is ribbon development of relatively modern housing on the SW (higher) side of the lane, overlooking low lying open fields in the valley of the Marchington Brook - a flood risk area adjacent to the Industrial Estate.

*The land is part of the rural setting of the village. It is floodplain and is not considered to be suitable for large scale development.*

- 3.53 **Area 5** Church Lane - This is a picturesque older part of village with the most prominent buildings being the church and public house and is included in the Conservation Area. It is a focus of activity in the village but susceptible to flooding and suffers from through traffic in a narrow lane.

*Overall, the area is part of the historic core of the village and this point, linked with flooding and traffic issues, means that it is not suitable for large scale development.*

- 3.54 **Area 6** Land between Bag Lane, Jacks Lane and Woodland Views. - This is an area of established 1970's housing overlooking pastureland to the west containing mature trees and hedges. It sits between the Conservation Area to the NE and open land to the NW & SW, which is an important part of the rural setting of the village.

*Overall it is already developed and this area is not considered suitable for new development.*

- 3.55 **Area 7** Moisty Lane and Windmill Drive - This is an area of established more recent housing. Well-spaced properties with open layouts and large gardens with prominent views of the Dove Valley, Weaver Hills and woodland escarpment. Moisty Lane is narrow and has through traffic (to Uttoxeter). Open land to the SW is important to the rural setting of the village and the Conservation Area.

*Overall it is fully developed and is not considered suitable for new development.*

- 3.56 **Area 8** Bag Lane, High Street, The Square and Hall Road - This is part of the historic core of the village, containing listed buildings and prominent buildings, mixed with a few modern buildings including the School and Village Hall. It includes sunken lanes with mature hedgerows screening mature properties. The narrow roads carry traffic and are on a through route to Burton and Uttoxeter.

*Overall, the area is part of the historic core of the village and is not considered suitable for large scale development, but there may be potential for a limited number of small, well designed houses at The Bagshaws, but Listed Buildings & the Conservation Area need respect.*

- 3.57 **Area 9** Allens Lane and Allens Croft - This is a historic sunken lane with older development and a small newer cul-de-sac. It is narrow lane with high clay banks and is busy with traffic. It is in the Conservation Area. Thorn Tree Farm, which is elevated, is to the north. The farmland beyond is mature grassland overlooking the village and is an important part of its rural setting.

*Overall, this part of the historic core of the village and it is not considered suitable for large scale development, but there may be potential for a small number of well-designed houses at the Farm, but the Listed Buildings & Conservation Area need to be respected.*

- 3.58 In addition to the local survey material, the Environment agency has provided advice on each of the sub- areas. This is summarised below:

Area 1b: Part of this area may be at risk of surface water flooding.

Area 1c: Part of this area may be at risk of surface water flooding.

Area 2: The majority of this area is floodplain (Flood Zone 3) and is not considered suitable for inappropriate development.

Area 4: This area is adjacent to the floodplain of the Marchington Brook. In addition, a significant part of this area may be at risk of surface water flooding.

Area 5: A large part of this area is floodplain (Flood Zone 3) and is not considered suitable for inappropriate development. There is also a significant area at risk of flooding from surface water.

Area 6: Part of this area may be at risk of surface water flooding.

Area 8: Part of this area may be at risk of surface water flooding.

Area 9: Part of this area may be at risk of surface water flooding.

In each case, the EA recommends that Staffordshire County Council, as the Lead Local Flooding Authority is requested to provide further advice.

### **Conclusions of Character Survey**

3.58 The Character Study and the review of the associated Conservation Area, Historic Environment and landscape analyses by others, has informed these opinions and complements the community perceptions and input. It has done so by providing a thorough, evidence based, assessment of the character of the village and its setting in the local landscape, based on a proven methodology.

3.59 The key findings relate to the importance of the unspoilt countryside which surrounds the village as a whole and extends into the Conservation Area. It shows that great care and sensitivity is required when the settlement boundary is considered and when Greenfield (farmland) sites are being considered for development. As such, the study identified the following key characteristics.

- The unspoilt nature of the open land in and around the village, with intimate field patterns, heritage landscape features such as ridge and furrow, established hedgerows and mature trees and the importance of topography.
- The way in which past development (especially pre 1970's other than small infill schemes) has fitted into and respected the landscape character of the village rather than being imposed on it, such that the important and attractive sunken lanes, boundary treatments and rural/village roads were retained.
- The importance of the low lying valley of the Marchington Brook to the character of the village, keeping it visually separate from the former depot.
- The extent to which military use has changed the character of land to the south of the village over a century. The study highlighted how the site of the former barracks blocks is becoming increasingly derelict and detracting from the industrial estate and the environment of the 90 houses at Forestside.

3.60 In short, there appears to be very little justification or support to develop larger Greenfield sites around the village. The emerging preferred strategy was to enable limited (high quality design) infill development in the village itself.

### **The (Housing) Sites Assessment**

3.62 The pressure for new housing in and around Marchington Village and the different opinions held by the Borough Council and the Steering Group/Local

people on the best strategy to meet the Local Plan housing requirement led to a decision to undertake a housing sites assessment. The results of this, in association with the local character study form the basis of the policy approaches in this Neighbourhood Plan. A full report is available separately but a summary of the methodology and findings is given below.

3.63 The methodology used in the assessment follows on from that used for the Strategic Housing Land Availability Assessment (SHLAA) documents produced by East Staffordshire Borough Council (ESBC) in support of the emerging East Staffordshire Local Plan (ESLP). However, the SG wished to include detailed local consideration to reflect the character of Marchington and the following principle were agreed at an SG meeting on 5/01/2015;

- To ensure that the process is systematic, inclusive, rigorous and transparent
- To adopt general ESBC Local Plan and SHLAA criteria and procedures.
- To use (evidence based) Marchington criteria, based on local character.

3.64 This resulted in the development of the following set of criteria:

- Size & capacity.
- Ownership & availability (including third party interests and legal constraints).
- Fit with ESBC Local Plan Policies (scale/location of housing) & the NPPF
- Relationship to the settlement boundary.
- Technical viability (access, drainage, flooding, services, ground conditions).
- Built Environment & Heritage (relationship to existing development, impact on Conservation Area, Listed Buildings and the setting of Sudbury Hall
- Natural Environment & Landscape (impact on designated nature conservation sites, trees, hedgerows, wildlife and local landscape features).
- Sustainability - distance from village centre (school), existing pedestrian and cycle links, bus routes and the potential to create new or improved routes.
- Use of brown field land (e.g. the restoration/re-use of former military sites).
- The potential for improved infrastructure and community facilities.

3.65 It was agreed that some information needed to apply the criteria should be provided through engagement with other appropriate agencies, including:

- The Environment Agency and Staffordshire County Council on flooding.
- SCC on Historic Environment Character Assessment.
- ESBC on Conservation area matters.
- Severn Trent Water on drainage matters.
- Staffordshire Wildlife Trust for nature conservation data.

3.66 The SG also agreed that it would be necessary to engage landowners, developers, local people and other businesses/organisations in this process and that this should be achieved through the following means:

- A letter or email to the landowners and developers engaged in the SHLAA, the LP and the NP) outlining the process and the timetable to be followed.
- Notification to businesses or other landowners on adjoining sites.
- A consultation session (with timed appointments) for landowners and developers (this was held on Monday 23/02/2015).
- A public exhibition on the draft outcomes of the assessment to gauge the views of the local community, (this was held on Saturday 28/03/2015).

- 3.67 The SG was aware that ESBC and SCC were updating the Conservation Area Appraisal (CAA) and a village based Historic Environment Character Assessment (HECA) and noted that these would provide valuable information for the sites assessment. However, noting the importance of the relationship of Marchington village to the wider rural landscape and that the sites under consideration are all outside the settlement boundary, and in the village, the SG decided to undertake a Character Study of the village and its surroundings.
- 3.68 Comments from the Environment Agency at the Draft Plan stage have re-stated the importance of drainage and flooding constraints. The EA noted that the plan area includes a number of watercourses including the River Dove which forms part of its northern boundary and the Marchington Brook. Both of these watercourses are designated main rivers and have significant areas of floodplain associated with them, most of which is in Flood Zone 3 (high probability). Elsewhere in the parish there are smaller areas of floodplain associated with the smaller ordinary watercourses as well as significant areas at risk from surface water flooding. In line with National Planning Policy Framework (NPPF) we would wish to see any new development directed away from those areas at highest flood risk, i.e. towards Flood Zone 1. In addition any new development, including infill and small scale development, should incorporate sustainable drainage systems (SuDS) to reduce flood risk and manage surface water. The surface water discharge should be limited to the site specific green field runoff rates for all points of discharge.
- 3.69 This advice has been confirmed by comments from Staffordshire County Council (SCC), which became a Lead Local Flood Authority (LLFA) in 2010 with a duty to investigate and seek resolution of all forms of flooding within the county. Since that time, SCC have been involved closely with various flooding problems in the village of Marchington. The main source of significant flooding to the village is from the Main River Marchington Brook which is under the supervision of the Environment Agency. However, due to close involvement with flooding issues and incidents in the village, the EA asked SCC to Project Manage an investigation into how the flooding problem might be addressed. Work is currently being carried out by consultants on, but some conclusions can already be drawn from the modelling that has been completed to date. Our understanding so far is that major rainfall events falling in an already wetted Marchington Brook catchment, can lead to a significant flow of water passing through the village. This is too much for the current watercourse channel and associated structures to contain. As a result, the Marchington Brook breaks its banks in the vicinity of the village and has flooded various properties in the village on numerous occasions recently and historically.
- 3.70 SCC has also advised that strong policy coverage is required. SCC states that what might be of use to the village, in terms of reducing flood risk, would be to ask for even more rigorous control of discharge of surface water from new development for those sites that contribute to the Marchington Brook catchment. Bearing in mind the historic incidents of flooding and the predictions of flood modelling, SCC states that it can certainly provide evidence that there is an existing flooding problem which is related directly to the amount of flow in the river as it runs through the village.

## The Sites

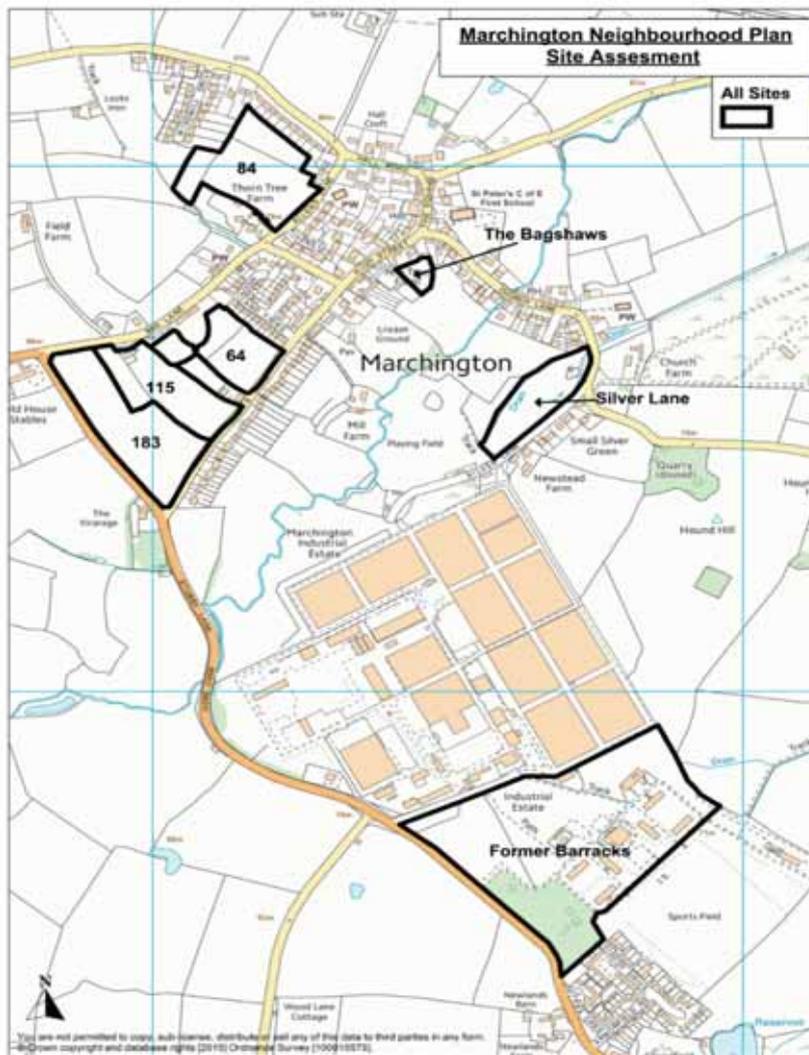
3.71 A SHLAA was prepared linked to the preparation of the East Staffs Local Plan. This was updated in 2014 to provide more up to date input into the Local Plan. It includes the following Sites which are relevant to the Marchington NP.

- Ref. 64 - Jacks Lane, Marchington.
- Ref. 84 - Land at Allens Lane, Marchington.
- Ref. 115 - Land between Bag Lane & Jacks Lane.
- Ref. 183 - Land along the B5017.

3.72 This assessment includes the listed SHLAA sites and 3 others (which were not part of the SHLAA but emerged from consultation on the Neighbourhood Plan.

- The Bagshaws which the Local plan sees as “*a logical extension to a brownfield site to enable approximately 10 dwellings to come forward.*”
- Silver Lane: this site has emerged as a landowner aspiration.
- The Barracks: this site emerged as a landowner aspiration.

3.73 In summary, the assessment covered the following seven sites; Jacks Lane, Jacks Lane (West), Jacks Lane (B5017), Thorn Tree Farm, Silver Lane, The Bagshaws and The Barracks. They are shown on the map below.



## Conclusions

3.74 With the exception of the land at Silver Lane, the majority of the sites included in the assessment are not technically constrained or subject to protective designations to the extent that they could not be proposed for development. However, there are subtle but important, considerations that have emerged which underpin the conclusions set out below. These include:

- The Conservation Area and its setting.
- The setting of the village in the wider landscape.
- The local landscape and nature conservation value of sites.
- The limited scale of new housing development that is appropriate in Marchington (based on the emerging ESBC Local Plan).
- The extent to which drainage and access requirement could result in inappropriate design and layout.

3.75 The Conservation Area Appraisal, the village summary in the Historic Environment Assessment (by SCC) and, in particular, the landscape character survey undertaken by local people have all been important determinants on the preferences set out below. It is acknowledged that the preferences are to some extent judgmental and qualitative, but they are based on a sound methodology, a carefully collected and comprehensive evidence base and the recently tested opinions of the local community. This approach reflects guidance and established practice in the preparation of Neighbourhood Plans and the principles of localism.

3.76 The **Silver Lane** site is **not considered to be suitable** for development because it is not technically feasible by virtue of the location in flood zone 3. In addition, it is located in the wider landscape zone of the Marchington Brook floodplain which is important to the setting of the village and the Conservation Area. It is outside, but adjacent to, the village settlement boundary.

3.77 The three larger sites off Jacks Lane were also **not considered to be suitable** for development.

**Jacks Lane (B5017)** is in effect in open countryside and is only connected to the settlement boundary by virtue of the ribbon development to the south side of Jacks Lane. In the current use as well managed farmland, with hedgerows and trees on field boundaries it contributes to the rural setting of Marchington. The northern part (adjoining Bag Lane is in the Conservation Area and it is an important gateway to the older buildings leading into the village. The size of the site is such that it would provide well in excess of the net development allowance of 17 new houses.

**Jacks Lane (West)** adjoins the previous site and it shares similar characteristics. Therefore, the same conclusions apply but the impact on the Conservation area and an individual listed building is greater. The size of the site is such that it would provide well in excess of the net development allowance of 17 new houses. In addition, as part of comments received on the Draft Plan, the owner of this land has confirmed that it is not available for development.

**Jacks Lane** is immediately to the NE and adjoins the previous two sites. It is closer to the built up part of the village and adjoins the settlement boundary which runs to the rear of the modern housing on Woodland Views. However it is the village gateway to open countryside and it is attractive pastureland with hedgerows and trees and ancient ridge & furrow patterns. It includes part of the Conservation Area, south of Bag Lane and development of the site would affect the gateways to the Conservation Area on Bag Lane and Jacks Lane. This combination of landscape and heritage considerations means that as open land, the site makes a valuable contribution to the setting of the Conservation area and the relationship between the village and the countryside which is so important to the character of Marchington.

*(However, following the adoption of the Local Plan, which includes the frontage of this site within the extended village settlement boundary, it is acknowledged that the principle of a small scale development (up to 7 but preferably 5 new houses), has been established. However, the Neighbourhood Plan will require a very careful approach to the design of any development in this location).*

- 3.78 The land at **Thorn Tree Farm** although it adjoins the village settlement boundary on three sides, this is a large site which is important to the setting of the village, the Conservation Area and several Listed Buildings, including Thorn Tree Farmhouse. There is an important gateway to the Conservation Area at the junction of Bag Lane and Allens Lane. However, there is considered to be scope for a well-designed small scale development around the existing farmhouse, outbuildings and orchard. For clarity, this small site, within the village does not extend to the site of the Thorn Tree farm medieval moated site (PRN 00174) which is in Uttoxeter Rural parish
- 3.79 The land and buildings at **The Bagshaws** in the emerging Local Plan there is a suggestion for 10 houses and there is a previous planning permission for 5 houses. It is part within the settlement boundary and wholly within the Conservation Area. There is no impact on the rural setting of the village or open countryside and some limited development is favoured, subject to viability and a design to preserve and enhance the character of the Conservation area.
- 3.80 The land at the **Former Barracks**. The relationship with existing housing and industrial units is important. EA/SCC advises that drainage options exist. There is some mature woodland on site and known habitats (Bats). There is potential for investment in footpath and cycle access to the village and to provide better access, parking and community facilities for Forestside. There is community support for housing development in this location subject to evidence of viability and deliverability. Local people consider that this would re-use brownfield/derelict land and has the potential to improve the environment & community facilities of Forestside.
- 3.81 **However**, it is acknowledged that the site is remote from the settlement boundary and that any proposals for development would need to be considered by the Borough Council in the Strategic Context of the adopted Local Plan

## **Planning Application History**

3.82 A review of planning activity from 1997 to 2014 was undertaken using the ESBC search facility for planning applications. The intention was to identify patterns in past development proposals for new houses and to assess the extent of windfall development.

3.83 The research showed that over the period, there were (approximately) 28 approvals and 13 refusals relating to new housing in the parish. The breakdown of those permitted is:

- New Housing (conversions) 18-24 units, (with 6 at The Grange Nursing Home).
- New Build Housing 12 units (with 5 at the Bagshaws (Yew Tree Farm) now lapsed).

3.84 The following conclusions are drawn from the analysis:

- The residential permissions were for a total of 30 to 36 dwellings in 16 years from 1997 to 2013 giving an average of 2.25 per year. The ESBC Local Plan covers 2012 to 2031 (18 years) Based on past rates in Marchington, a reliance on windfall sites could result in a further 40 new houses. The continued evolution of agriculture means that a reasonable level of applications for farm buildings could remain, leading to opportunities for the re-use of buildings and structure which become redundant. Even if the past rate is reduced by 50% to acknowledge that there will be less redundant farm buildings suitable for conversion in the future, it can be assumed that around 20 dwellings may be forthcoming

## 4 Community Engagement and Consultation

4.1 The outcomes of community engagement forms part of the evidence base. This section briefly describes what activities have been undertaken and the key points to emerge. When the Neighbourhood Plan is submitted to the local planning authority it will be accompanied by a detailed Consultation Statement. This section does not duplicate the Consultation Statement but contains a brief summary of the:

- people and organisations consulted.
- how they were consulted.
- main issues and concerns raised.
- how these concerns were addressed.

4.2 The Steering Group has placed considerable emphasis on consultation and to date there have been three stages:

- 1 - June 2014** Initial newsletter and questionnaire for local residents and notification of the preparation of the NP to businesses, landowners and outside bodies.
- 2 - December 2014** Newsletter and questionnaire for local people on draft issues, vision, objectives & options.
- 3 - January to March 2015** – direct consultation with landowners and developers on a sites assessment exercise and a public exhibition & questionnaire on the landscape character study and sites assessment.
- 4 - September to November 2015** – Consultation on the draft Neighbourhood Plan in accordance with Regulation 14.

### Initial Questionnaire (June 2014)

4.3 The first consultation exercise was undertaken in June 2014 and comprised a household questionnaire through the newsletter. There were 70 responses. From this exercise the following key issues were identified:

- **Housing** – the scale, location and type of new housing enabling choice and development in preferred locations.
- **Community facilities** – retain the community spirit of the parish and protect local facilities.
- **Natural environment** – protect the landscape but enable agricultural change and access to the countryside.
- **Transport** – manage traffic but retain rural character.
- **Built environment** – protect the character of Marchington village and other heritage assets.
- **Employment** – enable successful operation of the industrial estate but minimise adverse environmental impacts.

4.4 The future of the former Barracks site was also raised as an issue and its possible development in the future. However, this redundant brownfield site adjoins the Forestside residential area, for which there had unfortunately been a relatively poor response to the initial questionnaire. It was therefore decided

to target another round of consultation specifically on Forestside, which was undertaken in November 2014. An additional 9 responses were generated. This confirmed an interest in the neighbourhood plan being pro-active as far as the potential development of the former Barracks site is concerned.

### **Consultation with Outside Bodies**

- 4.5 A wide range of outside organisations were notified of the intention to prepare the Marchington Neighbourhood Plan. A list of those contacted and a copy of the letter/email is set out in the Appendix 3

### **Consultees Responses (June 2014 onwards).**

- 4.6 **Highways Agency** - We note the current consultation relates to gathering evidence to inform the development of the plan. The Highways Agency has no comments to offer at this stage. However, in light of the potential impact on the A50 we request to be kept informed of the development of the plan. The HA looks forward to working with the Council as the plan develops.
- 4.7 **Draycott in the Clay Parish Council** - My Cllrs have asked me to pass on their thanks to your Cllrs for forwarding the details of the Marchington Neighbourhood Plan. At this point in time my Cllrs have no comment to make.
- 4.8 **National Trust** - Our property at Sudbury nearby is within Derbyshire Dales district but is very close to the boundary with East Staffordshire and particularly Marchington Parish. For reasons which are set out below we feel that there are benefits to a cross-boundary approach which reflects the visual and functional relationship of Marchington Parish with Sudbury Conservation Area.....In order to protect the environment, landscape and heritage of Marchington Parish, the National Trust recommends that the Marchington Neighbourhood Plan identifies locally important environmental and historic features and provides policies to protect and enhance these features.
- 4.9 Recognising that there are visual and functional relationships with other districts we recommend that cross-boundary issues are also considered. Specifically we ask the Marchington Neighbourhood Planning Forum to consider including in the plan a policy to ensure that the setting of Sudbury Conservation Area is protected from inappropriate development. To frame this in a more positive way, we propose a policy to ensure that development affecting the setting will respect the character of the Conservation Area and key views into and out of the Conservation Area.
- 4.10 To support this policy, the Neighbourhood Plan policies/proposals map could potentially incorporate the established setting boundary as a land designation. However, it should be recognised that setting does not have a definitive boundary and that tall structures beyond this boundary may have impacts which, under the National Planning Policy Framework, will need to be considered in planning decisions.
- 4.11 **Uttoxeter Town Council** - Sorry for the delay in responding. I wish to inform you that Council gave consideration to your correspondence received on 2 June 2014 and resolved the following: "that the Clerk writes to the Clerk of Marchington Parish Council to inform that Council welcomes its communication

and requests that the Council continues to be kept informed on the Plan and receives a copy of the draft plan when available.”

- 4.12 **Environment Agency** - I'm sorry we haven't replied to your consultation sent 2 June 2014. Having reviewed the information we would welcome being consulted at the draft Plan stage later in the year.
- 4.13 **ESBC** – Local Plan - Following various meetings over the last 6 weeks please find below a response setting out our position and advice regarding the former barracks site and neighbourhood plan for Marchington.
- 4.14 Should the redevelopment of the former barracks site for housing, open space and community facilities be proposed as either a planning application or through the neighbourhood plan process, there would need to a full assessment of alternative sites in close proximity to Marchington village and its associated settlement boundary.
- 4.15 We would consider that redrawing of a new additional settlement boundary away from the settlement would set a precedent for other Tier 2 settlements and would not be in conformity with the emerging Local Plan. The development strategy set out in the Local Plan aims to focus most development at Burton and Uttoxeter with smaller settlements such as Marchington receiving some development over the plan period. Settlement boundaries have been redrawn to cater for limited development and the proposed amendments to the Marchington settlement boundary are considered to be the most logical and sustainable. Neighbourhood Plans can of course redraw settlement boundaries, however, we would expect any amendments to focus on sustainable locations in close proximity to the settlement. It is considered that the barracks site is detached from both Marchington and Draycott and redevelopment would provide substantially more development than that set out in the emerging Local Plan.
- 4.16 We also do not consider redevelopment of the site, whilst involving the development of a brownfield site would be in conformity with the NPPF which states that authorities should avoid new isolated homes in the countryside unless there are special circumstances.
- 4.17 Conservation - Please see the draft conservation appraisal for Marchington attached. I agree that it is normally desirable to try and align consultations as and when possible where that is a good strategy to decrease the likelihood of consultation fatigue. (The new appraisal has now been adopted and form part of the evidence background for the Neighbourhood Plan).
- 4.18 **Duchy of Lancaster** (Through Savills) - It appears that there is relatively little development proposed. The Duchy carries out active management of the woodland areas within this part of the Estate and there may be works associated with that although no development per-se is anticipated. There are also a number of operational farm tenancies in place on the edge of the Parish which are expected to remain operational and will need to be able to respond to changing business requirements over time.

- 4.19 We do not anticipate the need for any site specific policies, but we would wish to ensure that the general policies of the Neighbourhood Plan remain as open and permissive as possible in accordance with National Policy to allow flexibility for the operation of these rural businesses and appropriate re-use of buildings and land should there be a need to change use for any reason. We would therefore like to see policies positively embracing and permitting the re-use of agricultural buildings in accordance with permitted development rights (if it is felt necessary to repeat these) and carrying forward the permissive themes of the permitted rights to any proposals that may be beyond the scope of the specific rights.
- 4.20 It is also important that rural business can develop its technology and diversify to help future business viability and to further the principles of sustainable development. To that extent we would welcome a permissive policy towards renewable energy proposals.
- 4.21 We would be pleased to discuss draft policies in further detail if helpful. Please do keep us informed about progress with the Neighbourhood Plan and any consultation there on.
- 4.22 **Evans of Leeds & Barton Willmore** (Marchington Barracks) - Generally, it is our intention to continue with our assessment work and refining the proposals so that we are ready for a public consultation in the Autumn, which would seem to fit with the timings of the NP. We can keep in touch about the precise timings in this regard. It is unlikely that we would make any commitment to the submission of the planning application until after the public consultation. Again, this is something we are happy to discuss with the NP Steering Group nearer the time.
- 4.23 We have read your written statement on behalf of the Parish Council for the EIP session which includes the summary of the Neighbourhood Plan work to date. We are pleased the community and Steering Group have supported the logic of utilising the Barracks site to provide some housing and offer environmental and community benefits. In accordance with our previous discussions, we confirm the intention to move forward with proposals to redevelop the site in consultation with the Parish Council/Steering Group and community. We can also confirm that a scheme of around 40 dwellings (we previously indicated 50) would be viable to deliver the emerging preferred option from the Neighbourhood Plan work.
- 4.24 **Hortons** (Marchington Industrial Estate) - Thank you for the invitation to the Steering Group Meeting. I hope that I helped paint a picture of the Estate. As things stand at the moment, at say the 31/12/2014, we had 30 occupiers. Employment figures are not easy to calculate I am afraid, but from what I can work out from what I have been advised, it is well over 200 people. As I mentioned this figure fluctuates.
- 4.25 I was asked about the strategy going forward at the meeting. As I mentioned the intention is to continue the Estate as it is, with flexible and competitive terms to attract occupiers. The main focus for 2015, is not only to maintain occupation on the Estate, but also to refurbish two of the units on the Estate to

bring them back into use. The units in question have been vacant for some considerable time and so we are to spend upwards of £1m on those. As I mentioned we do want to invest in the site and therefore would hope that the Council would be supportive of that.

- 4.26 As I mentioned I will listen to concerns, but we do need to be mindful that the estate needs to work commercially, therefore having restrictions imposed will reduce the attraction of the Estate, and the uses. Therefore I would hope for the ongoing support of the Steering Group to its use as an employment site.

#### **Second Newsletter & Questionnaire - Issues and Options (November 2014)**

- 4.27 A second newsletter was distributed in November 2014. This summarised progress and outlined issues, options and a draft vision. It included a questionnaire for people to complete and return before Christmas. The response was pleasing with over 60 returns. *A short analysis of the results is attached as Appendix 1.* In general, the responses show a high degree of support for the treatment of the identified issues by a comprehensive neighbourhood plan rather than reliance on the Local Plan. In addition, the draft vision was fully supported. Most policy options were supported but in housing (other than a majority in favour of policies to address housing needs and provide a mix of housing) the results were less conclusive with smaller majorities supporting each policy option. It was thereby concluded that it was reasonable to look at other options as part of the impending housing assessment provided that there is further consultation on the outcomes.
- 4.28 As part of this next consultation two drop in sessions were held on 11 December (3 - 5 pm at Marchington Village Hall and 5 - 7pm at Woodlands Village Hall). These were attended by 25 and 7 people respectively, despite very poor weather.
- 4.29 Meetings have also been held with St Peters First School in Marchington and Denstone Preparatory School (formerly Smallwood Manor). Both saw possible benefit from more carefully planned development. St Peters has spare capacity with 63 pupils attending at present (including 27 out of the catchment area) out of a possible 100 places. Smallwood may be subject to future development plans.

#### **Landscape Character Study & Sites Assessment (Dec. 2014 to Mar. 2015)**

- 4.30 These studies included specific consultation with other appropriate agencies:
- Environment Agency (EA) and Staffordshire County Council (SCC) on flooding matters.
  - SCC on Historic Environment Character Assessment (HECA).
  - ESBC on Conservation Area matters.
  - Severn Trent Water (STW) on drainage matters.
  - Staffordshire Wildlife Trust (SWT) for nature conservation data.

Details of information obtained are contained in the Sites Assessment report.

4.31 The SG also agreed that it would be necessary to engage landowners, developers, local people and other businesses/organisations in this process and that this should be achieved through the following means:

- A letter/email to landowners and developers already engaged in the SHLAA, the emerging LP and the NP, outlining the process and the timetable.
- Notifications to businesses or other non-residential landowners adjoining sites being assessed (especially important in relation to the industrial estate).
- A consultation session (with timed appointments) for landowners and developers, (this was held on Monday 23/02/2015).
- A public exhibition on the draft outcomes of the assessment to gauge the views of the local community, (this was held on Saturday 28/03/2015).

4.32 Over 100 people attended the exhibition on 28<sup>th</sup> March 2015 and 102 questionnaires were returned. A summary of the responses to each of the questions is given below:

**Q1 Housing Numbers.** Do you agree that 20 new houses is the right amount in Marchington? **84 (82%) agree** (4% disagree and 11% neutral & 3% blanks).

**Q2 The Characterisation Study.** Do you agree or disagree with how the village and its setting have been divided up and with the early conclusions on the key characteristics of each area? **88 agree (86%)** for each of the 9 areas. A maximum 5 disagreed on any site and there were 12 to 14 blanks.

**Q3 Which sites do you think might be suitable for new housing?** If you think that sites are suitable, how many houses may be appropriate on them?

<b>Jacks Lane</b>	22 (23%) suitable	<b>56 (55%) unsuitable</b>	12 (11%) neutral	(12 N/R)
<b>Jacks Lane (W)</b>	11 (11%) suitable	<b>66 (65%) unsuitable</b>	10 (10%) neutral	(15 N/R)
<b>Jacks Lane(B5017)</b>	9 ( 9%) suitable	<b>67 (67%) unsuitable</b>	11 (10%) neutral	(15 N/R)
<b>Thorn Tree Farm</b>	9 ( 9%) suitable	<b>54 (53%) disagree</b>	25 (25%) neutral	(14 N/R)
<b>Silver Lane</b>	2 ( 2%) suitable	<b>77 (76%) unsuitable</b>	11 (11%) neutral	(12 N/R)
<b>The Bagshaws</b>	<b>51 (50%) suitable</b>	19 (19%) unsuitable	26 (25%) neutral	( 6 N/R)
<b>The Barracks</b>	<b>94 (92%) suitable</b>	5 ( 5%) unsuitable	1 (1%) neutral	( 2 N/R)

**Q4 Other sites.** In addition, houses have been proposed (conversion & new build) on sites away from the village, e.g. former Blacksmiths PH (Birch Cross) & The Riddings (Moisty Lane).

Do you agree or disagree with development on this type of site, outside the village? **68 (67%) agree** 15 (15%) disagree, 14 (15%) neutral (5 N/R)

4.33 Many of the other comments received showed a strong preference for the development of brownfield land and underused buildings, rather than Greenfield sites, for new housing. The results show a very high level of community support for NP policies which will:

- Protect the village and its setting, taking into account the Conservation Area and the wider, highly valued Needwood landscape.
- Enable the redevelopment of the former military zone on the Barracks site, using brown field land to meet housing requirements, addressing

environmental problems and providing benefits to the existing community at Forestside.

- Enable limited infill development in the village with houses of an appropriate size and designed to a high standard to reflect the surroundings, e.g. by building a small scheme on The Bagshaws within or adjoining the existing settlement boundary.

4.34 The owners/developers associated with the Jacks Lane, Silver Lane and Barracks sites attended the appointment sessions and there has been subsequent contact with other landowners. The current situation is that:

- The owners of **Jacks Lane** were actively promoting it (through developers) as a new housing site with a (subsequently refused) planning application for 16 dwellings. This is not favoured by the local community.
- The owners of the **Silver Lane** sites acknowledge that it has significant infrastructure constraints at present. This site is not favoured in principle by the local community.
- The owner of the **western Jacks Lane** sites acknowledge that they are interested in longer term potential and they are not promoting development at present. (The owner of the central Jacks Lane site has subsequently confirmed that it is **not** available for development). These sites are not favoured in principle by the local community.
- The owners of **The Barracks** site consider that it is available and viable and a scheme is being developed at present which may result in a planning application in the autumn. There is in principle support for this development from the local community.
- The owners of **The Bagshaws** site consider that it is available and viable and a small scale scheme of up to 10 dwellings could be developed. There is in principle support for this development from the local community.
- The owners of **Thorn Tree Farm** site consider that a small area of land is available and viable. A small scale scheme of up to 5 dwellings could be developed around the farmhouse. There is in principle support for this development from the local community.

***See separate document for reports to the Steering Group in November and December 2015 and liaison with ESBC on details of the (Regulation 14) Draft Plan Consultation and how the Draft Plan has been revised to take account of comments received.***

## 5 Key Issues and options

### Issues

- 5.1 Based on the Parish Profile and early consultation six or seven issues were identified for consultation in December 2014:
- **Housing:** the scale, location and type of new development to enable choice and direct development to preferred locations.
  - **Community Facilities:** retaining the community spirit of the Parish and protecting local facilities.
  - **Natural environment:** protecting the landscape at the same time as enabling agricultural change and enabling good quality access to the countryside.
  - **Transport;** managing traffic at the same time as retaining rural character.
  - **Built Environment:** protecting the character of Marchington Village, including the Conservation Area and protect the setting of Sudbury Hall and other recognised heritage assets.
  - **Employment:** enabling the successful operation of the industrial estate whilst minimising any adverse environmental or traffic impacts.
  -
- 5.2 In addition, it was agreed that the Plan should set out criteria for any development which is sought in areas of potential change, primarily focused upon the former barracks site, the Industrial estate and Forestside.
- 5.3 Responses to the first newsletter identified village character, sense of a community, local facilities and the countryside as what people like about living in Marchington. Less good things included; traffic, flooding and the need for housing choice.

### Options

- 5.4 The following options were developed to address these issues, and it was noted that choices would need to be made to ensure that a balanced; evidence based; Neighbourhood Plan emerged to meets local needs in a practical and robust way. The options which were selected following consultation are set out below.

### Housing

- 5.5 A - Undertake a new site allocations exercise and settlement boundary review, but continuing to focus development in and around Marchington village.
- B - Consider the design and mix of new housing to ensure that the character of the Parish is complemented and that the houses built reflect local demand.

### Community Facilities

- 5.6 A - Protect and enhance existing community facilities, including open spaces, sports grounds, meeting halls, churches and the community shop

B - Seek improvements to the environment and community facilities at the Barracks site.

### **Natural Environment**

- 5.7 A - Develop specific local detailed policies to protect the landscape and, where possible, control development on agricultural land and buildings, including renewable energy.

### **Transport**

- 5.8 A - With the Borough and County Councils, address traffic from (HGVs and commuter traffic) from Industrial Estate, HMP Dovegate and large employment sites nearby.

### **Built Environment**

- 5.9 A - Protect and enhance the character of Marchington Conservation Area and identify and protect other local heritage assets throughout the Parish.

### **Employment**

- 5.10 A - To enable development within the industrial estate and the potential for employment development through agricultural diversification and the re-use of buildings.

B - Facilitate home working and self-employment through positive policies on extensions and conversions and by enabling IT and communications development.

### **Former Barracks Site**

- 5.11 A - Draft a policy to accommodate a range of possible developments, focussing on the potential to contribute to the development needs of the Parish and provide a better environment for Forestside.

## 6 Vision and Objectives

### Vision

- 6.1 Based on the consultation undertaken and the evidence gathered, the Neighbourhood Plan Vision is:

**By 2031 Marchington will be an even better place to live, with a continued strong sense of community and viable local services. The Parish will have adapted to change and accommodated reasonable new development and supported the rural economy, but with the character of the settlements and the surrounding countryside will have been protected and enhanced.**

### Objectives

- 6.2 A series of **Objectives**, linked to the Vision, also derived from consultation and research, were defined for each of the Neighbourhood Plan themes and relate to its policies.
- 1** The overall **sustainability, quality and appropriateness** of new development (location, scale, design) - protecting and enhancing the character of Marchington and ensuring that new development does not increase existing flooding and drainage problems.
  - 2** **Housing**; identify the scale, location and type of new development to enable choice, reflect local character and direct development to preferred locations.
  - 3** **Natural Environment**; protecting the landscape and its wildlife, at the same time as enabling agricultural change and enabling good quality access to the countryside.
  - 4** **Built Environment**; protecting the character of Marchington Village, including the Conservation Area and protect the setting of Sudbury Hall and other recognised heritage assets.
  - 5** **Transport**; managing traffic at the same time as retaining rural character.
  - 6** **Community Facilities**; retaining the community spirit of the Parish and protecting local facilities.
  - 7** **Employment**; enabling the successful operation of the industrial estate whilst minimising any adverse environmental or traffic impacts.

## 7 Neighbourhood Plan Policies and Community Proposals

- 7.1 The Policies reflect the Issues, Vision and Objectives of the Neighbourhood Plan and they are presented under the following themes.
- Development Principles and infrastructure requirements.
  - Marchington Village Settlement boundary
  - Area based policies
  - Housing.
  - Protecting and enhancing the historic rural character of Marchington
  - Protecting and enhancing the natural environment of Marchington
  - Transport
  - Community facilities and open spaces
  - Local employment
  - Renewable energy and telecommunications
- 7.2 Reflecting the NPPF, there is also an overall policy on sustainable development setting out development principles, to ensure that buildings achieve high design and environmental standards, reflecting local character.
- 7.3 Each policy (boxed and **in bold italics**) is followed by a short justification and there is a cross reference to the relevant Objective (in brackets). There are other important aspirations which, although not planning policies, are linked to development in and around Marchington and are important to the how the Neighbourhood Plan meets the needs of local people. These are included at the end of each planning policy section as Community Proposals and are shown *in italics*. For the avoidance of doubt, it is emphasised that these are local aspirations and do not constitute or suggest agreement with East Staffs. Borough Council or other relevant bodies to fund or act on them.

## Development principles

### **Overall Policy - DP1: Sustainable Development Principles (all objectives)**

- A. Planning permission will be granted for development in Marchington Parish at a scale and in locations that accord with policies set out in the Neighbourhood Plan where it can be shown that the development would support the community, by providing:**
- 1. New Homes, to meet the development requirement of 20 new dwellings (17 net) in the adopted East Staffordshire Local Plan but also taking account of the setting and character of the village and addressing local housing demand needs in terms of size, type and tenure.**
  - 2. A high standard of design and an appropriate location, ensuring that new buildings, especially housing, meet contemporary construction, energy efficiency and water management standards and reflect the character of the surroundings.**
  - 3. Other forms of development which meet the economic, social and environmental needs of the area and are appropriate in terms of scale, location and design.**
  - 4. The potential for ground pollution should be taken into account and, where necessary, measures taken to manage this through a pollution prevention plan**
  - 5. New development should be served by a superfast broadband (fibre optic) connection. Unless it can be demonstrated through consultation with NGA Network providers that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.**
- B. Development should have regard to the principles set out in the Neighbourhood Plan and be located to ensure that it does not adversely affect the following:**
- 1. The amenity of nearby residents.**
  - 2. The character and appearance of the local area in which it is located.**
  - 3. Social, built, historic, cultural and natural heritage assets.**

## Justification

This policy provides a positive framework for decision making, as required in the National Planning Policy Framework (see Para. 14). Development will only be encouraged where it can be shown that the scheme will help to achieve the Vision and Objectives outlined in Section 6. Locally, the concept of sustainability relates particular to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents in Marchington Parish.

The Environment Agency considers that where necessary, a pollution prevention plan should be prepared to accompany development proposals. This should include the storage of polluting materials, prevention of pollution due to vehicular movements and exposed grounds, the waste hierarchy and a site waste management plan. Reference should be made to the 'Groundwater Protection: Principles and Practice' (GP3) document. This Neighbourhood Plan policy will be applied alongside Policy DP7 (Pollution and Contamination), in the adopted Local Plan.

The County Council has commented that access to an effective broadband connection is a key requirement for a sustainable rural community in economic and social terms and a requirement for new development to endeavour to provide or make provision for such services in the future is quite reasonable

***Policy DP2 Infrastructure - Flood prevention & management (objective 1)***

***Development should not increase the risk of flooding and/or exacerbate existing drainage problems.***

***Proposals for new build development must be accompanied by a site-specific flood risk assessment in line with the requirements of national policy and advice from the Environment Agency and/or Staffordshire County Council.***

***All proposals must demonstrate that flood risk will not be increased elsewhere and that the proposed development is appropriately flood resilient and resistant. Information accompanying the application should demonstrate how any mitigation measures will be satisfactorily integrated into the design and layout of the development.***

***The flows from new development in the Marchington Brook catchment should not exceed the flow expected from a mean annual flood on the existing undeveloped site. Wherever feasible development proposals will be expected to incorporate rural sustainable drainage systems (RSuDS) which should be integrated with hard and soft landscaping, access and parking provided to serve developments.***

## **Justification**

Marchington Village and the former military depot lie either side of the Marchington Brook which flows north into the River Dove. The brook has an extensive floodplain which is designated as a Flood Zone 2 area which represents a real constraint to development. In addition the open valley, which is given over largely to a recreational and farming use, is an important element in the character and setting of the village. All new development in Marchington will be required to take into account the potential impact of surface water run-off not only on the site concerned but also on places that are likely to receive run-off as a result of the development.

In addition, there are thought to be some condition and capacity problems with highway drains in the village, in particular those which run beneath Jacks Lane and

Bag Lane. These drains also accept some foul water flows and at times of flooding, discharges can occur onto the roads and adjoining areas. The county council has commented that the serious flooding in the village originates from the Main River Marchington Brook. There are also problems with the Highway Drains on Jacks Lane and we have concerns about the culverted watercourse running along Bag Lane but are not aware that these have caused flooding of property. There have also been problems on Silver Lane. A study is currently being undertaken, modelling Marchington Brook and considering the best options in terms of a long term solution for flooding in the village. The general advice from SCC would be to locate all development outside of current predicted floodplains and hold surface water discharge rates right back to green field rates.

The adopted East Staffordshire Local Plan aims to ensure that new development is not exposed unnecessarily to the risk of flooding or increases the risk of flooding elsewhere. The use of Sustainable Drainage Systems is a recognised method of both minimizing the impact of on-site flooding and attenuating run-off which could result in flooding elsewhere. 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.

Staffordshire County Council has advised that it would not be unreasonable to include a policy that would restrict the flows from new development in the catchment back to the flow expected from a mean annual flood on the existing site. This would equate to around 2-5 litres per second per hectare for a green field site.

The Environment Agency supported this policy at the Draft Plan stage noting that, the Neighbourhood Plan should look to support and advocate the use of natural flood measures in the catchment to provide sustainable contributions to attenuating flood risk whilst providing additional environmental benefits, including water quality and biodiversity. The Marchington catchment and its specific water quality and flooding issues, is potentially suited for Rural Sustainable Drainage Systems (RSuDS). They are measures that slow down or prevent the transport of pollutants into a water course by intercepting run-off and trapping soil before it leaves the field. They may consist of a single structure or a succession of different measures to drive improvement. Such structures & measures include wetlands, ponds, sediment traps, buffer strips and 'in ditch' options. Other benefits of RSuDS include slowing down or temporarily storing water to reducing localised flooding.

*Community Proposal CPDP1 Flood prevention and water management (Objective 1)*

*The Parish Council will support necessary investment in and around the course of Marchington Brook and in existing sewage and drainage infrastructure in Marchington village designed to reduce or remove the current flooding problems. However, it will be necessary for any physical installations/structure to be designed to fit in with the character of the village. The Parish Council **will not support** larger scale development, beyond the levels of growth set out in the Local Plan, where these are promoted by applicants in order to enable investment in flood measures.*

## **Justification**

There is a need for public investment to solve current flooding problems. However, it is the clear opinion of the Parish Council and the local community that there is no justification for a development led approach to infrastructure provision which would result in large scale sites for new housing which would damage the heritage, environment and character of Marchington village.

### **Policies for Marchington Village Settlement Boundary**

- 7.4 The adopted East Staffordshire Local Plan, has established a new settlement boundary for Marchington Village but it also states that Neighbourhood Plans can be used to extend settlement boundaries to accommodate the dwelling requirement. The unique character of Marchington has been emphasised by local people in their comments on the Neighbourhood Plan and evidence gathering, in particular in the Character Study, the Conservation Area Appraisal and the Housing Sites Assessment. It is considered that case exists for a tight settlement boundary around Marchington village, largely based on the existing boundary, to protect important open spaces and farmland extending into the village which, with the Conservation area, defines its character.
- 7.5 Although they are very much part of the life of the Parish and are locations where people live in small communities exhibiting vitality and coherence, it is accepted that the hamlets of Marchington Woodlands, Scounslow Green and Birch Cross lie in open countryside. As such, the criteria for new development in these locations would be provided by the ESBC Local plan Policies.
- 7.6 The purpose of re-defining the village settlement boundary is to accommodate the ESBC Local Plan development allowance for new housing. The new village settlement boundary includes small extensions within the village on land to the rear of The Bagshaws (this is identical to a proposal contained in the emerging Local Plan and at Thorn Tree Farm. In addition, it includes change to the settlement boundary on the Jacks Lane frontage, for a limited number of dwellings, in accordance with the Local Plan. Development outside the Settlement Boundary will not be permitted, with the exception of certain specific forms of small scale development, as defined in Policy H3.
- 7.7 There is great concern in the local community that any development should not worsen the existing flooding and drainage problems in the village. The issues that occur at present are recognised and understood by the agencies and so it is desirable to include in policies specific requirements that development will need to meet. In addition, the plan includes a reference to the needs for investment by the Environment Agency and Staffordshire County Council to reflect the findings of the recent flood alleviation study.

**Policy SB1 Development in the Village Settlement Boundary (objective 1&2)**

**Appropriate new housing development will be permitted on sites inside the extended settlement boundary (see Proposals Map) provided that it complies with the other policies of this Plan. The total number of dwellings provided on committed and new sites within the Marchington Village Settlement Boundary is approximately 20. The proposed new sites for development are set out below;**

**SB1(A) The Bagshaws (10 dwellings), subject to the following criteria.**

- **The development is wholly contained within the settlement boundary extension shown in the adopted Local Plan and Neighbourhood Plan Proposals Maps.**
- **There is no adverse impact on the Listed Buildings and their setting and that in terms of detailed design, the proposals will preserve and enhance the character and appearance of the building or structures.**
- **Satisfactory vehicular access can be provided without detriment to the rural character of High Street and The Square.**
- **A mix of house types and sizes is built, with a majority of small units.**
- **There is no adverse impact on flooding and drainage problems.**
- **There is no adverse impact on the functionality of the adjacent outdoor sports facilities**

**SB1 (B) Jacks Lane frontage (5 dwellings), subject to the following criteria.**

- **The development is wholly contained within the settlement boundary extension shown in the adopted Local Plan and Neighbourhood Plan Proposals Maps.**
- **The scale and design of the dwellings minimises overlooking and overbearing impact on houses on Jacks Lane and Woodland Views.**
- **If practicable in terms of the depth of the proposed site, access is taken from a single point and the existing hedgerow is retained.**
- **Maintenance access only is provided to retained farmland to the rear which should remain open and undeveloped.**

**SB1(C) Thorn Tree Farm (2 to 3 dwellings), subject to the following criteria.**

- **The development is wholly contained within the settlement boundary extension shown on the Neighbourhood Plan Proposals Map.**
- **There is no adverse impact on the Conservation Area and Listed Building**
- **The design of conversions and new buildings will preserve and enhance the character of the area.**
- **The character and functionality of the footpath in the wooded setting of The Dingle (adjoining Thorn Tree Farm) is not adversely affected.**
- **A mix of house types and sizes is provided.**
- **There is no adverse impact on flooding and drainage problems.**
- **Access arrangement, based on the improvement of the existing drive do not lead to the substantial loss of the existing hedgerow and bank**

**In each case the flooding and drainage management requirements set out in Policy DP2 will need to be met before any houses are sold and occupied**

## Justification

The purpose of Policy SB1 is to limit new development to sites inside the redefined Settlement Boundary. Development proposals on sites in locations outside the Settlement Boundary will be assessed against criteria defined in Policy SB2 and in relevant policies in the East Staffordshire Local Plan, including the policy for replacement dwellings in the countryside. This proposal makes a measured and appropriate allocation for 17 or 18 new dwellings in locations which are supported by the community or already confirmed in the adopted Local Plan. Taken together with the 3 recently constructed/committed houses on the site of the old catholic church on Hall Road, this proposal will ensure that the development requirement in the adopted Local Plan will be met.

The criteria set for The Bagshaws and Thorntree Farm are based largely the need for development to protect and enhance the Conservation Area. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states the desirability of Conservation Area designation and review to preserve and enhance the character and appearance of the area. The need for the careful consideration of development in relation to conserving and enhancing the historic environment is outlined in section 12 of the NPPF (Paras. 129-141). The context for the Marchington Conservation Area is provided through an up to date (2015) Conservation Area Appraisal which is part of the evidence base for this Plan.

On the Bagshaws, a mix of house types and sizes, with around 80% of the dwellings being small houses or flats, including short terraces and mews, will help to achieve design objectives and meet local aspirations for properties for existing residents to “downsize” into. This reflects the ageing population structure and the dominance of larger properties in recent development, including the three 5 bed house which are under construction on Hall Road.

The Bagshaws site is close to Flood Zone 2 and care will be required, utilising sustainable urban drainage, to ensure that it is sustainable and do not worsen existing flooding and drainage problems. In addition, Sport England is concerned that the nearby tennis courts and bowling green should not be adversely affected by development at the Bagshaws.

The inclusion of the Jacks Lane frontage site reflects the adopted Local Plan and landowner/developer comments made on the draft neighbourhood plan which suggested 5 rather than 7 dwellings. The criteria are intended to enable such a development at the same time as minimising any adverse impact on the local environment and the character of the village. It is accepted that the development is likely to comprise larger detached properties, but it is important that these are set back within well landscaped plots, preferably behind the retained (well managed) hedgerow and bank. It is also important from a design and residential amenity viewpoint for existing houses adjoining and across the road from the site, that the new houses are not tall, bulky and overbearing.

Thorntree Farm is included as a small, longer term, development location with conversion and new-build and development close to, but not detracting, from the existing buildings and within the landscape framework provided by existing trees and hedges. As such although it requires an extension to a settlement boundary it will not extend into open fields and will not create a precedent for future, larger scale development.

**Policy SB2 New Residential Development outside the Marchington Village Settlement Boundary (Objectives 1, 2 & 3)**

**Proposals for small scale new housing development outside the Settlement Boundaries will only be permitted if it is demonstrated that:**

- a) the development is on a small site and would provide affordable housing for evidenced local need in accordance with Local Plan Policy SP18 on Rural Exception Sites. Small numbers of market homes may be permitted where this is essential to enable the delivery of affordable units,**
- b) development preserves or enhances the character & appearance of the area,**
- c) where relevant, the development brings redundant or vacant historic buildings back into beneficial re-use.**

### **Justification**

In order to help meet local housing need and at the same time to achieve sustainable development, the Neighbourhood Plan makes provision for a limited amount of small scale housing growth on small infill or redevelopment sites outside the Settlement Boundaries. The intention is to allow a degree of flexibility in the provision of new housing in Marchington Parish, including the hamlets of Marchington Woodlands and Birch Cross.

The emerging Local Plan encourages the redevelopment of brownfield sites in providing additional windfall housing, but recognises that in certain cases windfall housing development outside the settlement boundary may be appropriate including as specified in a neighbourhood plan which has been brought into force.

Housing development proposals on sites outside the Settlement Boundaries will also be assessed against relevant criteria set out in the East Staffordshire Local Plan and other Neighbourhood Plan policies.

## Area Based Policies

Marchington has an extensive military history which has left a substantial footprint on the geography and landscape of the parish. This includes the remote HMP Dovegate off Moreton Lane, a former landfill site and the area off Stubby Lane comprising the industrial estate, the derelict former barracks and existing housing at Forestside. Neighbourhood Plan policies for Forestside (H4) and the industrial estate (LE2) are included in the Housing and Local Employment sections. A proposed Local Green Space designation on the recreation ground to the north of Forestside and woodland adjoining the existing housing is included in the Community Facilities and Open Space policy section (CFOS3) This section covers the other locations where development pressure is anticipated, HMP Dovegate and the former Barracks site.

### **Policy AB1 HMP Dovegate (Objective 1)**

***Proposals for development within the existing prison buildings complex will be permitted provided that there is no adverse impact to nearby houses and businesses and the wider community arising from:***

- ***Increased traffic***
- ***Reduction in security***
- ***Noise and disturbance***
- ***Light pollution***

## Justification

The national penal role that is played by HMP Dovegate is acknowledged by the Parish Council and it is recognised that some development may be necessary within the existing complex in the future to maintain or enhance facilities. However, it is important that the local impact of the institution is taken into account.

***Policy AB2 Development principles on site of the former Marchington Barracks***

***Proposals for the re-use and/or redevelopment of the former barracks site and buildings, will be supported subject to meeting the following criteria, (where they are relevant to the use proposed).***

- Achieving a satisfactory relationship with the Industrial Estate & Forestside.***
- Existing open space, wildlife habitats and woodland are taken into account.***
- The scale of development takes account of longer views of the site from public footpaths and the higher ground of Marchington Cliff.***
- If practicable, measures to improve connectivity (pedestrian/cycle links) between Forestside and the Industrial Estate and (if possible) onto the village.***
- A S.106 agreement to provide works so that the that run off and drainage requirements of the development are adequately dealt with, and do not add further to flooding and foul drainage problems.***
- A S.106 agreement to provide works so that any ground condition and/or pollution issues on the site can be dealt with satisfactorily.***
- Acknowledgment of the past military use and local heritage value of the site.***

## **Justification**

The Parish Council believes that development on the former barracks could provide an opportunity to improve the environment of the Parish by using brownfield and derelict land for appropriate development. It may also create the potential to improve links between Forestside and to local open spaces and the industrial estate. If possible, consideration should be given to better links from the area to the village, but it is acknowledged that this would require extensive off site works.

This is a criteria based policy covering unspecified land uses related to future proposals that might emerge over the plan period, for consideration in accordance with strategic Local Plan policies.

The criteria listed are reasonable and are based on known local issues. They are intended to; enable any new development to function satisfactorily alongside the industrial estate, to address on site issues related to past uses and current nature conservation interest. In addition, there is a need for a satisfactory relationship with the existing houses at Forestside, where practicable, addressing environmental and traffic problems and (subject to compliance with other policies) generating benefits, including, traffic management, improved parking and improved open space.

The Environment Agency has commented to the effect that the land lies on bedrock classified a B aquifer, which is vulnerable to the effects of remobilising contaminants that may already be present in the underlying soil from previous land uses and so the criteria relating to pollution is particularly significant.

## Housing policies

### ***Policy H1 Smaller infill sites – general criteria (objective 2)***

***In principle development will be supported on small sites on previously developed land and in large gardens, within the settlement boundaries subject to the following criteria:***

***i - There is no adverse impact on the amenity of neighbouring properties through: loss of privacy; daylight; visual intrusion by a building or structure; car parking; removal of mature vegetation or landscaping and additional traffic resulting from the development.***

***ii - Tandem development must have direct highway frontage access.***

***iii –Conservation Area and Listed Building requirements are met.***

***iv –The requirements for to reflect local character (Policy BE1) are met***

***v - The provision of natural landscaping, including native trees, hedgerows, wetland areas and the retention or incorporation of habitats for small mammals, birds and insects.***

## Justification

Infill development has created challenges in the past and the Parish Council has previously tended to resist back-land development. This policy aims to clarify what

types of development will be supported in future, accepting that there may be some windfall developments on smaller previously developed 'brownfield' or unallocated sites with direct highways access. Small, well designed residential sites, usually comprising 1 or 2 dwellings, which do not have a detrimental effect on the area and neighbouring properties will, therefore, be supported. However, the policy is not intended to promote sympathetic development in and around the Marchington Conservation Area. Landscaping and ecological features will help to contribute to sustainability. The impact of this approach will be closely monitored.

***Policy H2 Meeting the needs of all sectors of the population (objective 2)***

***Subject to other Neighbourhood Plan policies, proposals for new housing development in Marchington will be supported in accordance with the development requirement set in the adopted Local Plan and where they include a range of house types, including one, two and three bedroom dwellings.***

***Subject to the design principles in Policies DP1, H3 and BE1, housing developments will also be expected to include an element of single level dwellings and to meet the needs of the elderly and people with disabilities.***

## **Justification**

Although it is not necessary to accommodate large scale development, there is a need to encourage a wider range of house types in Marchington, taking account of the bias in the population structure towards older people and the preponderance of larger houses in recent developments. There is a clear link from this policy to the evidence in the Parish Profile showing a higher than average level of older, one and two person, households in the population structure and to the wishes expressed in early public consultation on the Plan. This policy also recognises local circumstance. The requirements to provide for the housing needs and aspirations of all sections of the community, including provision for specialist needs and the elderly will help to maintain housing choice and may result in the greater availability of housing for young and families. (Single level dwellings are defined as flats and bungalows but acknowledging that the latter would need to achieve design objectives).

***Policy H3 The design of residential conversions and extensions (objective 2)***

***In addition to the design principles set out in the Local Plan, residential conversions or extensions should be designed to reflect the character of nearby buildings and their setting. This will require particular attention to:***

- ***The choice of materials.***
- ***The scale of development including roof heights.***
- ***Layout within the plot.***
- ***Parking provision, which as a minimum, should be in accordance with the standards adopted by the Borough Council.***
- ***The relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area***

***Sustainable design features (e.g. sustainable drainage, porous/permeable surfacing for drives and domestic scale renewable energy) are encouraged where feasible, provided that it is incorporated into an overall design that complements the character of the area.***

**Justification**

The conversion of buildings into houses and, in particular, extensions to existing houses are the most common forms of development that occur in the plan area. This policy, in addition to the coverage of high level ESBC Local Plan policies will encourage detailed design that is appropriate to the setting and character of Marchington. It will also ensure that new development reflects local character landscape, at the same time as enabling energy efficiency and water management features and provision for wildlife to be incorporated into detailed design. Where it is acceptable in terms of overall design, parking standards may be applied flexibly in order to enable the provision of additional spaces.

#### **Policy H4 – Development within the existing Forestside Residential Area**

**New development within the existing Forestside housing area, should not adversely affect the residential amenity of existing houses and **if possible**, should provide benefits in terms of additional parking, improved traffic circulation and access to the industrial estate and open space for pedestrians and cyclists.**

**Proposed residential extensions and infill development should meet the criteria set out in Policies H1 and H3, with particular attention to be paid to;**

- **Scale.**
- **Design and materials to reflect the character of the existing houses.**
- **On plot parking.**
- **Landscaping.**

#### **Justification**

The adopted Local Plan does not list Forestside as a settlement, however, the Borough Council has advised that in practice it would be regarded as a Tier 3 settlement, and the adopted Local Plan Policies SP8 & 18 on development in the countryside would apply.

The scale of Forestside is greater than these settlements and the origins, design and tenure patterns of Forestside, mean that it is reasonable, that a specific Neighbourhood Plan policy is required. The specific characteristics are;

- There are over 90 houses, built originally in the 1950/60's as married quarters for military personnel
- Semi-detached houses and terraces, with elements of "Radburn" layout including rear access and parking courts, which can give rise to environmental problems.
- Former community buildings are underused and some small open areas are difficult to maintain and there may be opportunities for limited infill development.
- Disposal by the MOD in the 1980/90's and subsequent resale has created a mixed tenure pattern with some properties owned by remote landlords.
- The area is no longer in single military ownership and the access to the adjoining open spaces and countryside, the former barracks site and the industrial estate is all informal and is not surfaced or lit.

Therefore, this policy is locally based and seeks to protect and seek improvement to the residential environment of this area, where over 300 people live. The designation of local green space (CFOS3 and the requirement for development on the industrial estate (LE4) and the former barracks (AB2) will go some way towards achieving this aim, but a further specific policy is considered to be necessary and justified. The criteria listed are reasonable and, dependent upon the scale and nature of any proposals will enable incremental steps to be taken towards the improvement of the environment for residents of Forestside and provide better more sustainable links to the open spaces, the industrial estate and the village.

Where the specified improvement cannot be achieved through development the Parish council will work with the Borough and County Councils to address problems.

## Protecting and enhancing the heritage and rural character of Marchington

### ***Policy BE1 Protecting and enhancing local character (objective 3)***

***A – Built development in and around Marchington village must protect, complement or enhance the historic rural character of the settlement and its hinterland, which is identified the Marchington Character Study and the Marchington Conservation Area Appraisal.***

***Applicants must explain, in a Design and Access Statement and/or Heritage Statement, as appropriate, how the proposed development will protect, complement or enhance the historic and rural setting of the Parish with regard to:***

- a) the scale and form of the development,***
- b) the density of the development,***
- c) the materials used in the development, and***
- d) elevated views of Marchington village and its landscape setting.***

***B - All new development involving Historic Farmsteads and their setting will be required to demonstrate that there will be no adverse impact in the built and landscape character of the location.***

***C - All new development affecting the setting of Sudbury Conservation Area (see Proposals Map) will be required to demonstrate that its setting including longer views will not be adversely affected.***

### **Justification**

Marchington has historic character in the village and the rural hinterland. It is important that all new development is well designed, in order to protect the existing character and to enhance the quality of the built environment. In early consultation many people valued Marchington's rural village environment and were concerned that it is protected from insensitively located new developments.

The Character study, summarised in section xx identifies constraints and opportunities. It is essential that the location and design of new development has regard to the character of the local area. However, it is important to note that good design is not about copying the style of neighbouring buildings, but a creative response to the defined character of the area. Another key document is the Marchington Conservation Area Appraisal, (ESBC 2015).

The County Council has advised that planning applications be accompanied in the first instance by a Heritage Statement which identifies the presence of designated heritage assets, addresses the wider historic character of the area and potential negative or positive impacts that the scheme may have upon the historic environment and considers proposals to best mitigate any negative impacts. The Heritage Statement could accompany the Design and Access Statement or be a standalone document and would inform detailed discussion regarding a scheme.

The NPPF confirms that good design is an integral part of successful development. It recognises that well-designed buildings and places improve the quality of people's lives. It is reasonable, therefore, that this Neighbourhood Plans has well evidenced policies that set out the quality of development that will be expected for the area. The Local Plan also emphasises the importance of good design and incorporates this requirement into local strategic policy. It recognises the need to conserve and enhance the historic environment in the light of pressure for growth and change, and it promotes high quality and locally distinctive design which responds to the character of local areas. This is important in the Village and the Conservation Area and the wider landscape where two further considerations apply:

- Traditional farmsteads make an important contribution to the historic rural character of East Staffordshire. The County Council and Heritage England have produced Farmsteads Guidance for East Staffordshire, on the historic character of traditional farmsteads and the principles of sensitive conservation. Within Marchington Parish several identified historic farmsteads are recorded as having high significance.

- The National Trust requested policy coverage to ensure that the setting of Sudbury Conservation Area, which contains the Grade I Listed Building Sudbury Hall and a Registered Park & Garden, is protected from inappropriate development which would affect key views into and out of it. In the 2006 Conservation Area Appraisal by Derbyshire Dales District Council, the southern boundary of the setting is defined by the Derby to Crewe railway line. The National Trust considers that tall structures within this boundary may have impacts which, under the National Planning Policy Framework, will need to be considered in planning decisions.

***Policy BE2 Protecting and enhancing local built heritage assets (objective 3)***

***All development proposals will be required to take into account the character, context and setting of the local built heritage assets (see Appendix 1) including important views towards and from the assets. Development will be required to be designed appropriately, taking account of local styles, materials and detail. The loss of, or substantial harm to a locally important asset will be resisted, unless exceptional circumstance can be demonstrated.***

### **Justification**

This protection is in accordance with the guidance contained in paragraphs 128-141 of the National Planning Policy Framework. The buildings and features identified which may not be of sufficient architectural or historic merit to justify listing, are an important part of the character of Marchington Parish and were highlighted as such through consultation on the Neighbourhood Plan. The policy will help to ensure they are retained. Enhancements to the local features will be sought through funding bids to support their management. Works to buildings or structures on the Local Heritage List should be designed sensitively, with careful regard to the historical and architectural interest and setting. The Borough Council Design Guide (SPD) provides a useful guide to good practice.

***Policy BE3 Protecting and enhancing archaeological sites (objectives 3 & 4)***

***Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost.***

***In addition, measures should be taken to minimise impacts of development upon the historic landscape character of the Neighbourhood Plan area***

**Justification**

The NPPF identifies the historic environment as a Core Planning Principle. Archaeology is one important aspect of the historic environment that can easily be overlooked. This policy is intended to ensure that development in Marchington takes account of archaeological considerations. Historic Landscape Character (HLC) is a result of past land management regimes and plays a significant role in the areas unique character today. Proposals which impact upon the areas historic landscape character will impact upon the plan areas sense of place and its unique character. A lack of current evidence of archaeology must not be taken as proof of absence and in all instances the County Council Historic Environment Record (HER) should be consulted at an early stage.

## Protecting and Enhancing the Natural Environment

### ***Policy NE1 Protecting the Countryside and Landscape (objective 3)***

***Any proposals for development in the rural areas should recognise and seek to protect and enhance the historic landscape and local character of the Parish. Field patterns and elements of the landscape heritage of the area, including ridge and furrow, field ponds, mature trees and historic hedgerows should be protected and incorporated into any landscape design schemes and their long term maintenance ensured.***

***Proposals for development should include consideration of the above factors through an appropriate landscape analysis either as a freestanding report or as part of a design and access statement.***

### **Justification**

The East Staffordshire Local Plan evidence base and the comments submitted by Staffordshire Wildlife Trust, highlight the value of the countryside in Marchington in terms of landscape and biodiversity. In addition, consultation on the Neighbourhood Plan demonstrated the value that local people place upon the landscape and environment of the Parish. In particular, the Natural England Character Area 68 (Needwood & South Derbyshire Claylands), the County Council Heritage Environment Assessment (2013) and the character study undertaken by the Neighbourhood Plan Steering Group all demonstrate the intrinsic value and importance of the high quality rural landscape of Marchington Parish. These studies are indicative of a high quality landscapes where, for example, characteristic features are well represented and in good condition, and there is good time depth. This would support an approach that seeks an emphasis on development being unobtrusive and not leading to loss of characteristic features. The details are available in the Parish Profile and Character report as separate documents and key elements are summarised in section 3. Much of the change that occurs in the landscape lies outside planning control. But where planning permission is required for new development, this policy sets parameters for the consideration of landscape features in a systematic way.

### ***Policy NE2 Nature Conservation (objective 3)***

***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. This will include sites and features that are locally important in Marchington, including; trees, hedges and woodland, parkland ponds & watercourses and unimproved grassland. Appropriate species related measures may include, for example, the use of swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.***

***Opportunities should also be taken by developers and landowners to link sustainable drainage solutions connected with new development to complement nature conservation objectives***

### **Justification**

This approach, which highlights the importance of considering the impact of any development on nature conservation interests through cross boundary working on connectivity and green infrastructure and a pro-active approach to land management, reflects the guidance set out in the National Planning Policy Framework. The intention is to protect the character of the landscape and nature conservation interest in Marchington, as described in the Parish Profile in section 3 and reflects the comments made by Staffordshire Wildlife Trust. The policy coverage extends to wildlife corridors and “Stepping stones” (discontinuous patches of habitat and natural features that enable wildlife to disperse and migrate). A wildlife corridor is an area of habitat connecting wildlife populations separated by human activities or structures (such as roads and built development).

In addition to having the capacity to influence and control development, this policy is intended to support landowners/businesses in considering future agricultural and land management options.

The Environment Agency supported this Policy at the Draft Plan stage and noted that sustainable drainage solutions may complement nature conservation objectives. The Marchington catchment and its specific water quality and flooding issues, is potentially suited for Rural Sustainable Drainage Systems (RSuDS). They are measures that slow down or prevent the transport of pollutants into a water course by intercepting run-off and trapping soil before it leaves the field. They may consist of a single structure or a succession of different measures to drive improvement. Such structures & measures include wetlands, ponds, sediment traps, buffer strips and ‘in ditch’ options. Other benefits of RSuDS include slowing down or temporarily storing water to reducing localised flooding.

*Community Proposal CPNE1 Partnership work on nature conservation (Objective 3)*

*Nature conservation sites and features will be protected and where appropriate enhancement sought through:*

- Working with organisations including, Staffordshire Wildlife Trust, the County and Borough Councils, the National Trust and the Duchy of Lancaster to increase landscape and habitat connectivity within and beyond the Parish.*
- The Parish Council will take opportunities provided from wider studies and strategies and the assessments required as part of planned development, to add to the recorded information that is available on conservation interests in Marchington. Where practicable, the Parish Council will undertake local surveys of species and habitats as part of monitoring the implementation of the Neighbourhood Plan.*
- Working with farmers and other landowners to encourage the take up of government environmental stewardship schemes and other locally based support from organisations, including the Borough & District Councils, the Wildlife Trust and the National Trust. Proposals will be supported which enable the sensitive management of the landscape of the plan area, including; the detailed pattern of enclosed fields, hedgerows, parkland and established woodland which reflect the landscape character of Needwood Forest and the Dove Valley which enable and/or improve access for walkers, cyclists and horse riders.*

## **Justification**

These actions represent a proactive partnership based approach which is to be adopted by the Parish Council in pursuit of the wider implementation of Policy NE2. They are based, in part, on comments made at the various consultation stages by organisations including; Staffordshire Wildlife Trust, Natural England and the Environment Agency.

## Transport

### ***Policy T1 Development related traffic requirements (Objective 1)***

***Development proposals in and around Marchington village that would generate a significant amount of movement or would create a traffic hazard on narrow twisting lanes must be supported by a Transport Statement or Assessment as appropriate which sets out details of the transport issues relating to the development including;***

- the measures to be taken to deal with the traffic impacts of the scheme***
- opportunities for improving the pedestrian and cycle connectivity.***

***Where road improvements are proposed as part of any development they must be designed to be sympathetic to the rural character of Marchington***

## Justification

It is acknowledged that transport is the responsibility of the highway authority (Staffordshire County Council) and policies directly dealing with transportation in East Staffordshire are mainly provided in the Local Plan and the Local Transport Plan (LTP). However, there are local issues which is it correct to address in this Neighbourhood Plan. Traffic flows in and around Marchington Village are influenced by the proximity of the A50, Marchington Industrial Estate and HMP Dovegate. HGVs pose particular problems, especially if drivers do not follow advisory routes.

Many roads in the Parish, especially in the village, have significant physical constraints including sharp bends, narrow carriageways and footways that are either very narrow or lacking in several places. However, these rural roads and lanes, some of which are sunken are an integral part of the attractive character of the village and should not be destroyed through unsympathetic improvements. The purpose of this policy is to ensure that the traffic impact of new development, in particular, new housing sites, new buildings on the industrial estate, any development on the former Barracks site and large scale agricultural and renewable energy developments is systematically assessed, so that measures can be taken to remove hazards and improve road safety but without detriment to local character.

### ***Community Proposal CPT1 Pedestrian/cycle access & connections (Objectives 1&6)***

***In conjunction with the Borough and County Councils and developers, the Parish Council will investigate opportunities for extending and improving routes to increase pedestrian and cycle connectivity to and from Marchington Village to key facilities, including the school, the Industrial Estate and HMP Dovegate.***

## Justification

At present roads provide good connectivity but there is a lack of dedicated, safe and pleasant routes for pedestrians and cyclists to link the village with Birch Cross, Forestside, HMP Dovegate and the Marchington Industrial Estate which is contrary to sustainable development principles and undermines community cohesion.

### **Community Facilities, Local Shops and Open Spaces**

#### ***Policy CFOS1 Community buildings, shops and public houses (Objective 1)***

***Community facilities in Marchington will be protected. Where planning consent is required the loss of such facilities will be resisted unless:***

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

***This policy covers the following facilities:***

***The village hall in Marchington***

***The village hall in Marchington woodlands***

***The community shop in Marchington***

***Public houses***

***Churches and church meeting rooms***

## Justification

Marchington has a range of local community facilities which serve the needs of the local community and play a vital role in supporting the Parish's sense of identity. The Parish Council recognises the importance of these facilities and therefore seeks to protect them from inappropriate changes of use. It is recognised that in some circumstances replacement may provide benefits to the community, but this will need to be demonstrated before the Parish Council will support proposals for redevelopment or alternative uses. Where the loss of a facility, e.g involving a public house, is being justified on market based commercial grounds, the Parish Council will consider requesting designation of the building as an Asset of Community Value.

***Policy CFOS2 Existing Open Spaces (Objectives 3 & 6)***

***Existing open spaces and recreation facilities will be 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 agreed by the Parish Council.***

***In addition to those areas proposed to be designated as Local Green Spaces under Policy CFOS3, the areas of land covered by this policy include:***

***the Bowling Green and Tennis courts in Marchington Village***

***the school playing fields at St Peters First (Primary) school***

***the Denstone College Preparatory School playing fields (Smallwood Manor)***

***and other small open spaces throughout the Parish***

**Justification**

These spaces are protected in line with NPPF. They contribute to the quality of life for local residents and to the physical character of the village. The Parish Council will support proposals to enhance and improve the local open space and recreation facilities in the Parish as and when opportunities emerge.

### **Policy CFOS3 Designation of Local Green Spaces (Objectives 3 & 6)**

**The following open spaces (as shown on Proposals map inset) are proposed to be designated as Local Green Spaces:**

- A. The recreation ground (including the cricket ground, football pitch and associated open space) in the valley of Marchington Brook, between Silver Lane & High Street.**
- B. The community orchard off Green Lane.**
- C. The playing fields and woodland on/adjoining the former barracks site**

**Development will be permitted in the designated areas where it is solely for the purpose of:**

- **The provision of appropriate facilities for outdoor sport and recreation or to enhance the nature conservation and landscape value of the site.**
- **For the extension or alteration of an existing building provided that it does not result in disproportionate additions over and above the size of the original building;**
- **For the replacement of a building, provided the new building is for the same use and not materially larger than the one it replaces;**

**Development proposals should not involve the loss of any of the existing open space or recreation area comprising the designated Local Green Space**

### **Justification**

Consultation has indicated that local residents place a high value on the relationship between Marchington village and the countryside and on the open land and open spaces that help to define the landscape and character of the area. The inclusion of this proposal in the draft neighbourhood plan will enable formal engagement with the land owners and with the local community, in accordance with legal requirements.

It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to bloc development. In the NPPF (Para. 76) it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in very special circumstances". Para. 77 of the NPPF defines the circumstances when an LGS may be justified, noting that "...designation will not be appropriate for most green areas or open space. The designation should only be used:

- if the green space is in reasonably close proximity to the community it serves:
- where the 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:
- if the area concerned is local in character and is not an extensive tract of land."

It is noted that further advice states that Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. This

approach underpins the criteria included in the policy for the forms of development that may be permitted on the designated Local Green Spaces.

Each proposed LGS is in close proximity to Marchington Village and/or the Forestside residential area.

**A. & B.** The playing fields and community orchard provide a valuable and well used recreational and open space function for the community and they are part of the landscape setting and character of the village. The land is owned in part by the Parish Council. In 2011 the Parish Council sought to guarantee a legal position that the land which it owns would not be developed through creating Deeds of Dedication in collaboration with Fields in Trust under the Queen Elizabeth II Fields Challenge. At that time, the Council stated that everyone, young or old in the community should have access to free, local outdoor space for sport, play and recreation and that this is vital to building happy and healthy communities and counter threats from development. The designation of the land as a LGS will extend the protection and offer clarity in terms of planning policy including the whole of the land ownership and not just that of the Parish Council.

**C.** In the case of the land at the former military depot, the playing fields are part of the community facilities that were provided for servicemen and the local residents of Forestside and the Woodland was part of the setting of built development. There is a possibility of change in the area which could increase pressure on these pieces of land. They now fulfil recreational, landscape and wildlife roles. Both pieces of land are also part of the military heritage of the area and their protection offers an opportunity to guarantee retention and enhancement and to reflect the unrecognised and uncelebrated military and social history of the Parish. The designation of a local green space will not however, prevent development on the former barrack buildings for appropriate uses.

The indication of the forms of development which may be acceptable is drawn from the NPPF (Para. 89) and established Green Belt policy.

## **Local employment**

## **Policy LE1 Local Employment (Objective 7)**

***Proposals for the development of new small business units and for the expansion or diversification of existing small scale units will be permitted, providing that:***

- a) it can be demonstrated that there will be no significant adverse impact resulting from increased traffic, noise, smell, lighting, vibration or other emissions or activities generated by the proposed development;***
- b) it would not have an unacceptable impact on the character and scale of the site and/or buildings, by virtue of its scale or design, or on the setting in the local landscape;***
- c) where relevant, opportunities are taken to secure the re-use of vacant or redundant historic buildings (designated and non-designated).***

***Development proposals for new employment should demonstrate that they are meeting or exceeding national standards for sustainable construction to ensure that provision has been made for:***

- a) Improve broadband connections.***
- b) Access by pedestrians and cyclists***
- c) Sustainable drainage management systems***

### **Justification**

In addition to the specific criteria set out for development on existing Marchington Industrial Estate (see Policy LE2), the Plan needs to accommodate appropriate proposals for business development in other parts of the Parish. The conversion of former agricultural buildings has enabled farm diversification, led to the sustainable re-use of vacant buildings and provided opportunities for the establishment and development of small businesses which generate wealth and employment opportunities for local people. This is a trend, which the Parish Council would like to continue in the plan area as part of the maintenance of Marchington as a vibrant and balanced community, subject to the proper consideration of residential amenity for nearby houses, visual impact on the countryside and highway safety issues.

Local jobs can reduce the reliance on commuting and support more sustainable living. Whilst this Neighbourhood Plan does not allocate sites for employment development, it seeks to support the viability of existing local businesses and their expansion where this is proportionate and appropriate in the individual circumstances. It also encourages appropriate diversification of existing economic activities, as this will make the local economy more robust and more sustainable as well as providing new job opportunities for local people. The emerging Local Plan and the National Planning Policy Framework encourage and promote sustainable economic growth. The aim is to facilitate economic development within Marchington which is appropriate in scale, supports existing local businesses, and where appropriate brings vacant historic buildings back into beneficial use. The provision of good telecommunications is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working.

### **Policy LE2 Marchington Industrial Estate**

**Development for employment uses will be permitted within Marchington Industrial estate where it is related to the continued successful operation of the estate and will not lead to problems in terms of;**

- **Increased traffic beyond the capacity of local roads**
- **Adverse impact on nearby housing**
- **Increase risks in terms of flooding from surface water run-off.**

**Where necessary, operating hours and other planning conditions will be applied to limit the adverse impact of otherwise acceptable development.**

### **Justification**

The industrial estate fulfils an important local and strategic role in providing local employment and it demonstrates the beneficial and effective use of older buildings. A positive framework is required to enable this role to continue, but it is important that proper planning controls are in place to protect the amenity of nearby houses, prevent encroachment into open countryside, avoid traffic and environment problems, minimise flood risk and improve connectivity for pedestrians and cyclists. This policy recognises and avoids duplicating the adopted Local Plan framework provided by Policy SP14. This refers to Marchington as a one of three rural industrial estates, but also covers other sites, farm diversification, small scale development outside settlements and the National Forest woodland economy and is therefore inevitably high level and strategic in nature. It is considered therefore that following local considerations justify an additional, specific Neighbourhood Plan policy.

- Local flooding and drainage concerns and the limited capacity of the Marchington Brook, as identified by SCC and the EA.
- The lack of effective planning control over changes of use and hours of operation estate because of historic, military related, established use rights
- The lack of connectivity for pedestrian and cyclists between the estate and houses in the village and Forestside
- Traffic issues
- Light pollution and the impact on views for Marchington Cliff.
- Trespass and public safety issues around with the former barrack buildings.
- The lack of formal public access for the residents of Forestside to the open space and recreation grounds.
- Parking and highway safety issues in Forestside

Several planning applications have been lodged in respect of the Estate over recent decades and, in some cases, the Local Planning Authority (LPA) has attached conditions on the grant of permission to restrict some of the activities listed above, in respect of specific buildings. The LPA is able to control future operations, if required to do so by attaching conditions to restrict use if a proposal has the potential to have an adverse impact on traffic or the amenity of residents in the vicinity of the site.

As part of any development proposals for new and existing buildings on the Industrial Estate, the incorporation of solar panels into roof structures would be supported

### **Renewable Energy & Telecommunications**

### ***Policy RE1 Renewable Energy (Objective 1)***

***Renewable and low carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. The following considerations will be taken into account in assessing proposals:***

- ***Visual impact in the immediate locality and the wider area, including longer views across the Parish from Marchington Woodlands.***
- ***The amenity of nearby houses.***
- ***The setting of Sudbury Hall and Marchington Conservation Areas***
- ***Highway safety and traffic generation.***
- ***Sites of local nature conservation and heritage assets.***

***Proposals for installations will need to include specific assessments related to these criteria and to consider the cumulative impacts.***

#### **Justification**

Whilst recognising the benefits that can arise to the wider community from renewable energy installations and providing a positive context for development in appropriate locations, this policy takes account of the high quality of the countryside and landscape of Marchington Parish. There has been recent pressure, manifested through several planning applications for solar farms, for renewable energy installations. Particular value is placed on the local and longer views of the Dove Valley from the Marchington Woodlands hillside views. It is considered that there is a need to prevent the urbanisation of the area which could result from larger scale solar farms and wind farms in the vicinity of the A50, HMP Dovegate and Marchington Industrial Estate. Some recent planning applications for solar parks have been followed by proposals for standby generation using diesel fuel. This is not seen as renewable energy generation and it is considered that such installations represent built, development, noise, traffic and air pollution in the countryside.

### ***Policy RE2 Telecommunications Installations (Objective 1)***

***The Parish Council recognises the need for improved telecommunication and broadband services and supports sensitively designed and located installations where the proposal is designed to minimise any adverse effect on the landscape or on designated and non-designated heritage features.***

#### **Justification**

Benefits arise to the economic and social life of the local community from improved telecommunication and IT infrastructure, especially given the larger than average number of small businesses and the self-employed people. This policy provides a positive context for telecommunications development in appropriate locations, taking account of the landscape character and heritage. The “Code of Best Practice on Mobile Network Development in England 2013” has advice on siting and design.

#### **Policy Summary**

The table below is an easy reference grid linking Neighbourhood Plan Policies and Community Proposals with the Plan Objectives, the adopted East Staffordshire Local

Plan (in which policy NP1 on Neighbourhood Plans covers all policies in this Neighbourhood Plan but is not listed every box in the table), the National Planning Policy Framework (NPPF – also see paras. 183 to 185 for general guidance on Neighbourhood Planning) and partners.

**Table 1 Policy Summary**

<b>Neighbourhood Plan Policy</b>	<b>Objective</b>	<b>Local Plan (Strategic)</b>	<b>NPPF Paragraph</b>	<b>Partner</b>
<b>DP1 Sustainable Development Principles</b>	All	All	6 - 17	ESBC, SCC & others
<b>DP2 Infrastructure, Flood prevention &amp; management</b>	1	SP1	94 & 100	SCC, EA, ESBC & STW
Village Settlement Boundary				
<b>SB1 Development in the Village Settlement Boundary</b>	1 & 2	SP 2, 3, 4 &	17 & 64	ESBC Landowners EA, SCC &
<b>SB2 Development outside Settlement Boundaries</b>	1, 2 & 3	SP8 & 18	17	ESBC Landowners
Area Based Policies				
<b>AB1 HMP Dovegate</b>	1	N/A		ESBC HMPS
<b>AB2 The site of the former Barracks</b>	1, 2 & 7	SP 2, 3 & 4	17 & 55	ESBC Landowners
Housing				
<b>H1 Smaller infill sites criteria</b>	2	SP4 & 16	56 - 58	ESBC Landowners
<b>H2 Meeting the needs of all sectors of the population</b>	2	SP 4 & 16	50	ESBC
<b>H3 The design of residential conversions and extensions</b>	2	N/A	56 - 58	ESBC
<b>H4 Forestside residential area</b>	2	N/A	56 - 58	ESBC
Protecting and enhancing heritage and rural character				
<b>BE1 Protecting and enhancing local character</b>	3	SP8 (CAA)	58, 59 & 64	ESBC, SCC & NE
<b>BE2 – Protect and enhance local built heritage assets</b>	3	N/A (CAA)	126 - 141	ESBC, SCC, HE & NT
<b>BE3 - Protect and enhance archaeological sites</b>	3 & 4	N/A	126 - 141	ESBC, SCC & HE
Protecting and enhancing the natural environment				
<b>NE1 - Protecting the countryside and landscape</b>	3	SP8	109 - 125	ESBC, SCC NE & SWT
<b>NE2 - Nature Conservation</b>	3	SP8	109 - 125	ESBC, SCC NE & SWT
Transport				
<b>T1 Development related traffic requirements</b>	1	N/A	35	SCC & ESBC
Community facilities, local shops and open spaces				

<b>CFOS 1 Community buildings, shops and public houses</b>	1	SP2	70	ESBC
<b>CFOS 2 Existing Open Spaces</b>	3 & 6	SP32	73 - 76	ESBC & SE
<b>CFOS 3 Proposed Designation of Local Green Spaces</b>	3 & 6		76 - 78	ESBC & SE
Local employment				
<b>LE 1 Local Employment</b>	7	SP14	28	ESBC, SCC, DL & LEPs
<b>LE2 Marchington Industrial Estate</b>	7	SP14	28	ESBC, SCC, & landowners
Renewable Energy & Telecommunications				
<b>RE 1 Renewable Energy</b>	1	N/A	96 – 98	ESBC & SCC
<b>RE 2 Telecommunications Installations</b>	1	N/A	42 - 46	ESBC
Community Proposals				
<b>CPSB1 Flood prevention and water management</b>	1	N/A	94 & 100	ESBC, SCC, EA & STW
<b>CPNE1 Partnership work on nature conservation</b>	3	N/A	109 - 125	BC & CC NE, SWT & owner
<b>CPT1 Pedestrian and cycle accessibly and connections</b>	1 & 6	N/A	35	ESBC & SCC

## Abbreviations

**EA** Environment Agency  
**ESBC** East Staffordshire Borough Council  
**CAA** Conservation Area Appraisal (ESBC)  
**DL** Duchy of Lancaster  
**HE** Historic England  
**HMPS** Her Majesty's Prison service  
**LEP** Local Enterprise Partnerships  
**NE** Natural England  
**NG** National Grid  
**NT** National Trust  
**SCC** Staffordshire County Council  
**SE** Sport England  
**STW** Severn Trent Water  
**SWT** Staffordshire Wildlife Trust

## 8. Implementation

In accordance with the requirements of the adopted Local Plan Policy NP1, this section outlines the approach to the implementation of the Marchington Neighbourhood Plan, including; working in partnership, funding mechanisms, priority projects and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.

Marchington Parish Council is committed to Localism and bringing greater locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

### Working in Partnership

Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.

**East Staffordshire Borough Council** - Planning Policy, Development Management, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities

**Staffordshire County Council** – Drainage, Highways and Transport, Education, Landscape and Social Services.

**Adjoining Parish Councils** – Assessing impact of large scale planning applications.

**Staffordshire & Stoke on Trent and Greater Birmingham Local Enterprise Partnerships (LEPs)** These organisations are potential partners for joint working, funding and implementation and activity may be relevant to rural businesses.

**Sport England** - On assessments and strategies for indoor and outdoor sports delivery, including design in accordance with their design guidance notes

### Environment Agency (with SCC)

Reflecting the key principle of the planning system to promote sustainable development, where necessary, the EA (with SCC) will be involved in the planning, design and delivery of new development, to take account of the following: (1) Flood risk management, (2) Water quality and water resources, (3) Waste management, (4) Land contamination & soil and (5) Environmental permitting and other regulation.

### Funding and Implementation Mechanisms

Financial contributions will be sought from developers, through either S106 Agreements or, if it is introduced in East Staffordshire the Community Infrastructure Levy (CIL) contributions to a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities, where additional need will

be generated. Contributions for local community facilities gained through S106 Agreements or available CIL money will be focused on assisting the delivery of the specified projects as a priority.

6.5 In addition, the Parish Council will seek to influence annual and other budget decisions by the Borough and County Councils on housing, open space and recreation, economic development, community facilities and transport, through the County Council Local Transport Plan, but subject to reduced budgets is acknowledged.

6.6 The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: the Lottery; UK Government programmes; EU Funds and LEP programmes.

### Priority Projects

The list of infrastructure projects below reflects local priorities. This should inform the spending of the Neighbourhood Portion of CIL, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids. *For Example:*

- *Housing*
- *Environmental improvements*
- *Conservation Area improvements*
- *Flooding*
- *Accessibility*

Consideration will also be given to projects from other plans, strategies and projects prepared by the Parish Council or other partners which relate to local aspirations.

### Monitoring and Review

Marchington Parish Council, supported by the Borough Council, will produce an annual monitoring report on the Neighbourhood Plan using a table listing each of the Neighbourhood Plan Policies, Proposal and Projects, as indicated below:

**Table 4 Monitoring Framework**

<b>Policy</b>	<b>No. of times used</b>	<b>Decision in accordance</b>	<b>Decision against policy</b>	<b>Commentary</b>

<b>Proposal</b>	<b>Completed</b>	<b>In progress</b>	<b>Not yet started</b>	<b>Commentary</b>

<b>Project</b>	<b>Completed</b>	<b>In progress</b>	<b>Not yet started</b>	<b>Commentary</b>

The reports will also include a listing of all planning applications in Marchington and the decisions made on them and a schedule of approved development for new housing from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful influencing planning and development decisions.

A more comprehensive review, including an assessment of how the Neighbourhood Plan objectives are being achieved, an update the statistics contained in the Parish Profile and review of the Policy context, will be undertaken at five year intervals. In conjunction with the cumulative annual reports, this will inform any decision on whether a formal review of the Neighbourhood Plan is necessary.

It is expected that the Borough and County Councils will support the monitoring of the Neighbourhood Plan by providing dedicated data for the plan area.

## **Appendix 1 Local built heritage assets**

This list has been derived from the Conservation Area Appraisal (2015) and from a local survey undertaken by volunteers in November/December 2015. A full version with photographs is available as a separate document

### **Conservation Area Appraisal**

Smithy, Church Lane (A smithy existed in this area by the mid-19th century)

Tithe Barn (The tithe map of 1843 marks the location of a tithe barn and croft).

Building Platforms, North of Church of Saint Peters (Earthworks surviving to the north of the church)

Army Camp (An American army camp and ordnance depot, created in 1941. Following the war it became a prisoner of war camp, and later as a depot for the REME and RAOC. The site went out of use in the 1960's and part of the site is now occupied by a large prison, some of the remains of hut bases and roads do still survive, however, with one possible hut surviving intact).

Nissen Hut, Marchington Camp (A possible nissen hut on the Second World War camp at Marchington, which appears from aerial photography to survive intact)

Thorn Tree Farm, Allens Lane (A farmstead of probable early-mid 18th century date, comprising of a farmhouse (which is Listed) and a detached barn forming a loose courtyard. Both the farmhouse and barn are still extant).

Hall Croft Farm (A farmstead of probable 18th century date, comprising of a farmhouse and detached stable block forming a loose courtyard. Both the farmhouse and stable are still extant).

Farmstead, High Street (A loose courtyard farmstead with working buildings arranged on three sides of a large yard. The complex appears to be associated with two domestic buildings; a 17th century house (PRN 11282) to the north east and a later cottage to the south west).

Primitive Methodist Chapel, Bag Lane (A Primitive Methodist Chapel built in 1841).

Site of Corn Mill (The site of a corn mill, powered by water, which was probably built in the early 19th century SK 1276 3057)

Field House Farm, Bag Lane (A regular courtyard farmstead, with an 'L' plan element, whose working buildings are arranged around three sides of a central yard. The farm buildings are associated with an 18th century farmhouse (PRN 08799), which stands long side onto the yard).

Churchyard, Church of Saint Peter (The churchyard to the Church of Saint Peter. The extant church is of 18th century date, although it is believed to stand on the site of an earlier, medieval church, perhaps indicating that a churchyard may also have been extant from this time).

## **Local Survey**

Marchington Village Hall, The Square

St Peter's C of E First School, The Square

The Old School House, The Square

Bramley Cottage, The Square

Dog & Partridge, High Street

Marchington Community Shop, Church Lane

The Cottage, Church Lane

Church House, Church Lane

Church Farm, Church Lane

Second World War Nissen Hut, fields to east of Marchington church

Newstead Farm, Silver Lane

Second World War Army Guard Houses, playing fields off Silver Lane

Pump House, Jacks Lane

3-5 Jacks Lane

Bulls Head, Bag Lane

Marchington Villa, Bag Lane

Marchington Methodist Chapel, Bag Lane

Laundry Cottages, Bag Lane

Station House, Station Road

Marchington Station Platforms, off Station Road

## Glossary

**Affordable housing** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the housing market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Amenity** A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

**Backland Development** - one or more dwellings on a parcel of land which lies generally behind the line of existing frontage development, has little or no frontage to existing public highway and is piecemeal development in that it does not form part of a larger area allocated for development

**Basic Conditions Statement (BCS)** A qualifying body has to consider how it will demonstrate that its neighbourhood plan will meet the Basic Conditions that must be met if the plan is to be successful at independent examination. The BCS is a report to demonstrate to the independent examiner that its draft neighbourhood plan meets the basic conditions.

**Biodiversity** The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Community Infrastructure Levy** A tariff charged on development to secure funding towards infrastructure that is essential to meet the needs of the development. The CIL may be set by the Borough Council once an Infrastructure Delivery Plan and Charging Schedule have been examined and adopted. If there is a CIL in place, and a neighbourhood Plan is made, 25% of CIL funds raised in the Neighbourhood Plan Area will be made available to be spent on infrastructure projects in the plan area.

**Conservation Area** Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

**Demographic patterns / changes** The make-up of the population of a particular area in terms of birth-rates, the age profile, new migrants etc. and how this changes over time.

**Density (of development)** The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

**Designated area** An area defined by a line on a map which, by virtue of statute, enjoys a degree of protection from development that would impact adversely on the wildlife, landscape or other natural asset within its boundary. There are also built heritage designations such as Conservation Areas.

**Development** Defined under the 1990 Town and Country Planning Act as “the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.” Most forms of development require planning permission (see also “permitted development”).

**Development Management** The process through which a local planning authority considers a planning application and whether it should be given permission

**Development Plan** This includes adopted council development plan documents such as core strategies and any future adopted neighbourhood plans setting out the authority's policies for the development and use of land.

**Development Plan Documents (DPDs)** DPDs are adopted plans and documents that form part of the development plan. Once adopted, planning decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs can include core strategy, land allocation plans, area action plans, and neighbourhood plans.

**Employment land** Land allocated / reserved for industrial and business use.

**Evidence base** The information and data gathered by local authorities and used to inform policy development. It includes a wide range of numerical data and other information, including, surveys, studies, discussions and consultations.

**Five Year Housing Land Supply** An identified supply of specific deliverable sites sufficient to meet housing requirements over a specified five year period, collated annually.

**Floorspace** The floor area (on all floors) of a building or set of buildings. Gross floorspace includes areas ancillary to the main use. Net floorspace excludes ancillary areas.

**Green Infrastructure (GI)** Green spaces in towns, villages or elsewhere, serving different purposes, which together form a network that can provide local communities with a better environment and quality of life and help wildlife.

**Greenfield Land or Site** Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

**Gypsy, Roma and Traveller Communities (for planning purposes) Communities** consisting of persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

**Habitat** An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

**Habitats Regulations** A set of government regulations (currently the Habitats and Species Regulations 2010), which sets out requirements within England regarding the protection and enhancement of important natural assets, giving expression to various European Directives, International Conventions and national statutes.

**Hinterland** A term used to describe the area which falls within the influence of a town – especially the area from which the town draws most of the people who work there or use its services.

**Household** A person living alone or a group of people living together at the same address and with common housekeeping.

**Housing Needs Survey** A survey of households which assesses affordable housing needs across a defined area, looking at criteria such as housing conditions, overcrowding and household incomes and comparing these with housing costs and availability.

**Housing requirement** The amount of housing that has to be built in a given period to meet needs and demands. This is now calculated separately for East Staffordshire, based on evidence, although the Council must cooperate with neighbouring authorities and other relevant bodies in arriving at the final requirement figure(s).

**Independent Examination** The process by which an Independent Examiner examines a Neighbourhood Plan to ensure it meets the basic conditions.

**Infill development** Building on a relatively small site between existing buildings.

**Information and Communication Technologies (ICT)** Telecommunications networks such as telephone lines, mobile phone masts and broadband infrastructure.

**Infrastructure** The physical entities (e.g. roads, railways, sewers, pipes, telecommunications lines) necessary for communities to function and move around.

**Localism** The Localism Bill was published in 2010. It set out a series of proposals to shift power from central government towards local people, including: flexibilities for local government; rights and powers for communities and individuals; reforming the planning system (including Neighbourhood Planning and more local decisions about new housing).

**Limited infilling** Infill development which is particularly small in scale, occupying small gaps between buildings comprising one or two, rather than several dwellings.

**Local Plan** The documents and maps that make up the plan for the future development of a local area such as East Staffordshire. In this case the adopted east Staffordshire Local Plan (2012-2031)

**Local Planning Authority** The council which is charged with plan making and determining planning applications for an area. In the case of the Neighbourhood Plan it is East Staffordshire Borough Council (ESBC).

**Low Cost Market Housing** Usually refers to new build dwellings that are sold for 100% owner occupation but at a price that is discounted from the price than they could be sold for on the open market. These are not part of the definition of affordable housing.

**Marchington Parish Council (MPC)** The responsible body for the Neighbourhood Plan, albeit that the Plan has been prepared through a Steering Group (SG) comprising local people and Parish Councillors

**Masterplan** A detailed plan setting out how a particular area is developed, mapping the phasing of the development, (i.e. the order in which different parts are to be built) and setting out an action plan explaining how, when and by whom different requirements are triggered/funded.

**National Planning Policy Framework (NPPF)** A Government document that sets out the Government's planning policies for England and how these are expected to be applied.

**Natural and semi-natural greenspace** Places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate. Natural and semi-natural greenspace exists as a distinct typology but also as discrete areas within the majority of other greenspace typologies. (Natural England) In the Neighbourhood Plan it is intended that these areas should also be publicly accessible.

**Neighbourhood Plan** A plan prepared for a defined area by a Parish or Town Council – the “qualifying body”. Once accepted by the local community through a Referendum, the neighbourhood plan will form part of the Development Plan.

**Local Economic Partnership (LEP)** Business led strategic organisations responsible for promoting and developing economic growth funded by local authorities and Central Government. In the case of this plan, two LEPs operate; the Staffordshire and Stoke LEP and the Greater Birmingham and Solihull LEP)

**Open market residential development** Housing for sale or rent on the open market, without restrictions regarding occupation or price.

**Open Space** Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

**Permitted Development** Certain limited or minor forms of development that may proceed without the need to make an application for planning permission, as detailed in the General Permitted Development Order (GPDO). You can make certain types of minor changes to your house without needing to apply for planning permission. They derive from a general planning permission granted by Parliament. NB permitted development rights for many projects on houses do not apply to flats, maisonettes or other buildings

**Phasing (housing)** How the building of housing is spread over time within a defined area or on a large housing site. The orderly development of housing can be achieved through a phasing plan – hence ‘Phase 1’ or ‘Phase 2’ of a development.

**Planning Obligation** A planning obligation is a binding legal agreement under Section 106 of the Town and Country Planning Act 1990. It binds one or more parties to an agreement to deliver either actions or financial contributions required in association with development.

**Presumption (in favour of sustainable development)** The key principle of the NPPF (S. 14) for plan making and decision taking. Planning policies should follow the approach so that it is clear that development which is sustainable is approved without delay. Local authorities have been positive in seeking opportunities to meet the development needs of their area. This means that Local and Neighbourhood Plan policies should be worded positively.

**Previously Developed Land (PDL) or ‘Brownfield’ Land** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape over time.

**Qualifying Body** The Neighbourhood Planning Regulations 2012 require a Qualifying Body to be appointed to be responsible for preparing the neighbourhood plan and taking decisions relating to it. Marchington Parish Council is the Qualifying Body for this plan.

**Renewable energy** Energy produced using renewable sources such wind, water or biomass. Off shore renewable energy generation projects such as offshore wind or wave power are dealt with by the Marine Management Organisation and the Government's Infrastructure Planning Unit rather than local planning authorities.

**Resilient communities** This term is sometimes applied to communities' ability to help themselves in the face of an emergency. However in this document it refers more to the degree to which communities can be self-sustaining through the retention of a working population, workplaces, services etc.

**Safeguarding** The protection of valuable areas of land from disturbance and/or development, due to the presence of natural assets, mineral resource or possible future proposals (such as a bypass line).

**Scenarios** Different possible outcomes – in this case regarding the growth and health of communities – depending on different 'inputs' – in this case the amount of land allocated for housing and employment and the ability for those houses and workplaces to be delivered on the ground.

**Sequential approach** A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, town centre type uses (Retail , Leisure, Commercial) being accommodated in the town centre before considering edge of centre or out of centre locations or housing locations in relation to various levels of flood risk.

**Social rented housing** This is (affordable) housing owned by local authorities or other registered providers for which guideline target rents are determined nationally or locally.

**Statement of Community Involvement (SCI)** The Parish Council's approach to involving the community in the neighbourhood planning process

**Statutory Weight** Policies and plans prepared under the Town and Country Planning Acts once adopted have statutory weight under Section 38. In other words planning decisions must be made in accordance with these plans once they have been adopted.

**Strategic Environmental Assessment (SEA)** This is a systematic decision support process, aiming to ensure that environmental and other sustainability aspects are considered effectively in policy, plan and programme making. The form and content of SEAs is determined by UK government and EU legislation and guidance.

**Strategic Housing Land Availability Assessment (SHLAA)** Identifies sites with potential for housing, and assesses their housing potential and when they are likely to be developed, with a view to achieving a five year supply of deliverable housing land.

**Strategic Housing Market Assessment (SHMA)** An assessment of the scale and mix of housing and the range of tenures that an area (in this case East Staffordshire) is likely to need over the plan period in order to meet household and population projections, taking account of migration and demographic change.

**Sustainability Appraisal (SA)** The process of weighing and assessing policies for their global, national and local sustainability implications for the environment, the economy & society to incorporate a Strategic Environmental Assessment (SEA) to comply with EU Directives.

**Sustainable development** Defined by the World Commission on Environment and Development in 1987 as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". The

Government makes clear that sustainable development has economic, social and environmental dimensions which are further explained in the NPPF.

**Tandem Development** – This consists of a dwelling or dwellings immediately behind an existing residential frontage which are served by a shared access.

**Tenure (housing)** The ownership or rental status of dwellings – i.e. whether they are owner-occupied (owned outright / being bought with a mortgage), privately rented, rented from housing associations or rented from local authorities.

**Townscape Character** Townscape is the combination of buildings and the spaces between them and how they relate to one another to form the familiar and cherished local places within the town and its wider context. A Townscape Character Assessment is a tool that provides an objective, structured approach to identifying and classifying the distinctive character and context of a settlement. This helps understanding of the key features and characteristics that combine to give a particular area local distinctiveness and identity.

**Use Classes Order** The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The following list gives an indication of the types of use which may fall within each use class.

**A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

**A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

**A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

**A4 Drinking establishments** - Pubs, wine bars & other drinking establishments (not night clubs).

**A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

**B1 Business - Offices** (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

**B2 General Industrial** - Use for industrial process other than one within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

**B8 Storage or distribution** - This class includes open air storage.

**C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).

**C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**C2(a) Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.

**C3 Dwelling houses** - this class is formed of 3 parts:

**C3(a)** covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic

employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

**C3(b)** up to six people living together as a single household and receiving care e.g. supported housing schemes e.g. those for people with learning disabilities or mental health problems.

**C3(c)** allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

**C4** Houses in multiple occupation - small shared houses (3-6 unrelated individual occupants) as the only or main residence, sharing basic amenities such as a kitchen or bathroom.

**D1** Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres.

**D2** Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

**Sui Generis** - Uses not falling in any use class and are considered 'sui generis', including: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.

**Viability Assessment** Compares the likely broad value of planned development likely to come forward over the plan period with the likely costs and constraints, in order to understand the deliverability of the plan and provide certainty and sustainability.

**Windfall Development** - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.