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# FOREWORD

## Objectives

The creation of the Neighbourhood Plan is a unique and exciting opportunity for the Burntwood community to establish a blueprint for a long term sustainable town plan, which will transform the town from a conjoined collection of four villages with local focus, into a modern, well laid out cohesive town with a vibrant and diverse town centre based around a pedestrian square. Industry and Commerce will be properly located in modern purpose built zones, traffic will be well managed with particular direction and routing of heavy goods and through traffic. Healthier living will be encouraged through non-car based transit between areas, more open air recreation and leisure and a better quality of life for many residents by the provision of appropriate affordable housing and community based support.

This will be achieved by addressing many of the problems which have developed over the last sixty years, during a period of significant infill and peripheral housing growth, not matched by improved infrastructure or services. Previous new housing developments have pushed boundaries into surrounding countryside, whilst central areas have been allowed to deteriorate resulting in many pockets of outdated, rundown buildings and in some cases overgrown wasteland, whilst valuable Greenfield and Greenbelt land has been lost forever. Burntwood's Green Belt will be cherished and will not be released for housing development except in highly exceptional circumstances.

### This Neighbourhood Plan seeks to address many of Burntwoods current problems including

- Incompatible mix of industrial sites in residential areas leading to a dangerous mix of HGV's and heavy commuting traffic in busy pedestrians areas, with residents subject to noise, odors disturbance and pollution.
- Lack of affordable accommodation for young families and single 20-30 year olds.
- Lack of employment prospects, facilities/ premises for small businesses and entrepreneur start ups.
- Shortage of supported / sheltered / social housing for the elderly or disabled Infrastructure inadequate for existing populations.
- Limited road access in all but one direction

### We must also;

- Reflect changes in how we live and work due to the ongoing impact of technology and social media,

- Redevelop the aging and neglected areas of our town.
- Create new infrastructure
- Facilitate young entrepreneurs with purpose built premises.
- Improve public transport and travel networks.
- Encourage the ease to move around our town in safety with improved walking, mobility / wheelchair and cycle paths.
- Utilise and exploit our surrounding “girdle” of Greenbelt and Greenfield land by improving access, to enhance our quality of living and attract visitors and associated spending .
- Reverse the trend of our citizens to have to travel to other areas for work, leisure, banking, experience shopping and services.

A key measure of success will be improvements in the lives of all existing residents particularly 18-30 year and olds, young families and better support for our senior citizens as well as the generations to come.

This Burntwood Neighbourhood Development Plan (NDP) seeks to address all these issues and problems, by proposing practical plans and policies to be followed by the Local, District and County planning authorities. These policies are highlighted in red throughout the remainder of this document.

The Neighbourhood Plan has now reached a very important stage. Following earlier consultations in spring 2016 and subsequent residents’ public meetings and campaigns, this formal (Regulation 14) consultation draft has been produced. In addition during the consultation for the LDC Local Plan Land Allocations, around 2000 face to face interviews have been undertaken with letters of support, suggestions and comments for a Better Burntwood recorded and passed to Lichfield District Council, along with a further 3000 letters of support collected by mail drops, house to house collections and meetings. Two well attended public meetings supported by Burntwood Town Council and members of Lichfield District Council and the endorsement of our local MP have provided further forums for residents to voice their requirements, suggestion and endorsements for the policies now outlined.

Burntwood Town Council and resident groups including Burntwood Action Group and Hammerwich Action Group have worked together with representatives from outlying villages who attended public meetings and consultations to formulate a “vision” which addresses many of the problems

identified to make Burntwood a Better place to live.

This Neighbourhood Plan is the first stage in translate the Vision in to a “deliverable Plan” and to help direct and drive Councils, developers, land owners and planning officers to work within the plan’s policies to achieve the residents aims expressed in this Neighbourhood Plan. These policies are outlined in Red throughout the remained of this document.

As this Neighbourhood Plan as an adjunct to The District Councils Local Plan, it will be the Blueprint against which current and future planning proposal must be measured. Residents will be encouraged to maintain an involvements with progress through periodic “Residents Forum Meetings” when other relevant activities including the workings of the “Town Deal “ group, Town and District councils can be discussed.

Support and involvement in the delivery of this plan will also be sought from relevant organizations such as the Burntwood Business Group, Burntwood in Business, local Employers, the NHS, Social Services, local housing associations, The Staffordshire Wildlife Trust, The West Midlands and Black Country LEP and local MP’s.

## **1.0 Introduction and Background Processes**

### **1.1 Preparing the Neighbourhood Plan**

The Localism Act 2011 presented Burntwood Town Council with the opportunity to use a new power: the power to prepare a neighbourhood development plan (NDP) for the area. NDPs give local people the opportunity to shape new development.

Burntwood Town Council, as a qualifying body, decided to prepare a NDP for the town on 7 November 2013. NDPs must be prepared using a process set by government (Figure 1). The first step is “designation”, and an application for designation as a neighbourhood planning area was submitted to Lichfield District Council on 18 December 2013. The application was approved on 8 April 2014. The designated neighbourhood planning area is shown on Map 1.

■ INSERT Figure 1 Neighbourhood Plan Process

To kick-start the Burntwood NDP preparations two initial, open consultation events were held December 2014 at Chase Terrace Technology College from 10am to 1pm and on the 26 February 2014 at the Burntwood Memorial Institute from 7pm to 9pm for all members of the public. Town Councillors invited local people to meet and find out more about the process and to listen to their ideas. Representatives of community groups, churches, service providers and police were in attendance.

A table showing a summary of comments submitted and their possible planning categories is provided on the Town Council's web page. In the summer of 2014, the Town Council established a Neighbourhood Plan Committee and secured funding from the Government to support the preparation of the NDP.

A Draft Policies consultation document was consulted upon during March/April 2016. The Neighbourhood Plan Committee have considered the comments made during this consultation and used them to help this Regulation 14 Draft Plan. Separate consultation work was undertaken with young people in the area, this included consultation with 6th form students at Chase Terrace Technology College 24th – 27th May 2016. At a later stage residents groups have been involved in adding to the plan to detail how Burntwood can be improved without extending its' boundary into valuable Green Belt

#### *Policy Options consultation, March 2016*

The Regulation 14 Draft Plan is now published for 6 weeks' formal consultation. After this consultation the plan will be amended and submitted to Lichfield District Council. Lichfield District Council will then publish the plan for a further minimum 6 weeks' consultation before the Plan is subjected to an examination and then referendum. If there is a yes vote at the referendum, then the plan will be made by Lichfield District Council and used to determine planning applications alongside the Local Plan Strategy, Local Plan Allocations (once adopted) and other material considerations including the National Planning Policy Framework (NPPF).

*Policy Options consultation, March 2016.* Planning can be full of jargon, so to help you in the reading of this document we have included a glossary at the back (Appendix 3).

## 1.2 Strategic Environmental Assessment

In preparing the Regulation 14 Draft NDP the plan has been screened for the purposes of Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). The conclusion of these screenings is that there is no need for a full SEA or HRA of the Draft NDP. Copies of these screenings are available separately **[insert link]**.

## 2.0 Policy Context

### 2.1 National Planning Policy

National planning policy is set out in the *National Planning Policy Framework* (NPPF)<sup>1</sup>. The Burntwood NDP has to take account of national planning policy and guidance. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

Neighbourhood planning is addressed in paragraphs 183-185 of the NPPF:

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

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

*184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

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

## 2.2 Lichfield District Planning Policy

As set out in the section above on national planning policy, neighbourhood plans have to be in “general conformity” with the strategic local planning policies set by Lichfield District Council. Current strategic planning policy for the area is in the Lichfield District Local Plan Strategy 2009-2029 and the saved policies of the 1998 Lichfield District Local Plan as set out at Appendix J of the adopted Local Plan Strategy. The Local Plan Strategy policies focussing specifically on the neighbourhood area are Place Policies Burntwood 1 to 5. These relate to the following:

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood Services and Facilities Policy

Burntwood 3: Burntwood Economy

Policy Burntwood 4: Burntwood Housing

Policy Burntwood 5: East of Burntwood Bypass

It is important to note, that these Burntwood specific policies should be read in conjunction with the district wide core planning policies and development management policies also set out in the Local Plan Strategy. The Lichfield District Local Plan is now up for review, as advised by the Secretary of State, in order to anticipate some of the likely changes were events and activities have now overtaken some of the issues in the five years since the Local Plan was finalized The Burntwood Neighbourhood Plan makes reference to these and reflects the logical changes now required.

The spatial impact of these policies is shown in the Lichfield Local Plan Strategy Key Diagram (Map 2) and the Burntwood Inset Map (Map 3).

**Map 2 – Lichfield Local Plan Strategy Key Diagram** (Source: Lichfield District Council)

**Map 3 – Lichfield Local Plan Strategy Burntwood Inset** (Source: Lichfield District Council)

## 2.3 Local Plan Land Allocations

As well as setting strategic planning policy, during 2017 Lichfield District are also preparing a *Local Plan Land Allocations* document. This emerging plan will look at allocating land for development and reviewing any remaining saved Local Plan policies. Publication consultation on the Local Plan Allocation document has taken place during spring 2017. This has resulted in a massive local reaction to the District Councils plans to build 330 homes on Burntwood's Green Belt instead of addressing the derelict and outdated Brownfield sites originally identified in the Local Plan Strategy, thereby proposing to make "Burntwood Bigger rather than Better".. The Town Council, as advised in National Planning Practice Guidance (NPPG) have discussed the relationship of this emerging Lichfield District document with the neighbourhood plan. The Lichfield District Council Leader and Deputy leader have agreed with Burntwood Town Council to support the aims of the "Better not Bigger Burntwood" campaign and to progress this involving all parties through Residents Forums and inputs to the Town Deal Forum

## 2.4 Burntwood Town Strategy

As well as national and strategic planning policy, a key Town Council policy document informing the development of the Burntwood Neighbourhood Plan has been the *Burntwood Town Strategy* produced in 2011. This strategy set out a strategic approach for the future of Burntwood's communities, built from grassroots views about the strengths, challenges and priorities for the area. The vision from the strategy, the objectives and many of the proposed actions remain relevant, and have fed in to, the neighbourhood plan.

## **3.0 A Portrait of Burntwood including Issues, Problems & Remedial policies.**

### **3.1 Introduction**

The designated neighbourhood planning area covers the whole of the civil parish of Burntwood, the Town Council area, and lies on the fringe of the West Midlands conurbation in the southern part of Staffordshire, approximately 9.5km (6 miles) to the east of Cannock and 7 km (4 miles) south west of Lichfield on the western edge of Lichfield District. The town is located between the A5190 to the north and the M6 Toll Road to the south. Whilst being within Lichfield District, the area is, and many perceive the area to be somewhat marginal to Lichfield city, with its historic centre, and larger retail and service base.

The neighbourhood area includes the urban areas of Burntwood, Chase Terrace, Chasetown, and Boney Hay, which is inset within the Green Belt; Chasewater Country Park which is part of a Site of Special Scientific Interest (SSSI) and is a sub-regional recreational resource; and housing development on the former St Matthews hospital, a major site in the Green Belt. The \*neighbourhood development plan area covers 1,580 hectares and the population of the area was 26,049 in the 2011 Census (Neighbourhood Statistics)<sup>2</sup>, Figure 2 shows the age distribution in the plan area in comparison to Lichfield District and England.

**Figure 2 – Burntwood Population Comparison** (Source: 2011 Census)

### **3.2 Early History of the Settlements**

**Burntwode** derives from “*Brendewood*” – it has been suggested this name derives from the burning of a heath in Cannock Forest.

**Boney Hay** derives from the waste of le Brunehew. A plaque marking this can be found on the Burntwood Heritage Trail.

**Chasetown** was formerly part of Cannock Chase. Chasetown itself developed from around 1850 along what is today Church Street. This was formerly known as Colliery Road, where a mine was situated at its west End. By 1867 the village had become known as Chasetown.

As mining moved gradually northwards, so too did settlement and by 1870 **Chase Terrace** had developed into a village north of modern-day Cannock Road and west of Rugeley Road.

The settlement of **Burntwood** has evolved from its historic origins as a series of smaller mining communities which have coalesced over time, particularly with significant residential growth from the 1960s to the 1990s. This has led to Burntwood lacking a town centre large enough, or

identifiable enough, to cater for the needs of its population (which, at 28,408(2015) is comparable to the population size in Lichfield 33,726(2015). There is a need to create an attractive and functional town centre, with associated environmental and infrastructure improvements, to help the community develop a sense of cohesion, both environmentally and socially.

As has already been said, the plan area is made up of a number of separate settlements. The "village" of Burntwood & Burntwood Green is at the eastern end of the town and is the oldest part of it. It is relatively more affluent than other parts of the town. Burntwood being more "rural" than other parts of the town, but also includes a number of 1960s and 1970s housing estates and the more recent Hunslet Rd and St Mathews estates.

In the north west of the town, built around the terraced streets of a former mining village, built in the late 1880s and 1890s, is Chase Terrace. Around this core easily identifiable and discrete 1960s and 1970s estates (each with separate generic names e.g. Hollygrove estate, Redwood estate) have been developed. More recently, the building of Larks' Rise housing estate, adjacent to the former opencast mine site. New infill dwellings have been built, such as Stables Way that refers back to the historic name of the area around the junction with the A5190, known for many years as The Wooden Stables. The mining history of the town is reflected in its newest estates where streets were named after former collieries. This part of the town was also home to three abattoirs, now only one, who were significant local employers. Over recent years, the Chase Terrace area has seen the extension and development of industrial estate linked to the opening of the town-by-pass.

The name **Chasetown** was first recorded in 1867. Chasetown was a coal mining village based around a coal pit struck by the Marquess of Anglesey in 1849. The No. 2 and No. 9 pits opened in the 1850's to the west of the village where Burntwood Rugby Club is now situated. Due to the increase in the mining industry in the area, housing was built around the High Street, Church Street and Queen Street for the miners. In 1865 St Anne's Church, the first Church in England with electric lights, was built and the village carried on expanding.

After World War 2 the village began to expand creating the Oakdene Estate and in 1958 it became the largest council estate in Lichfield District. Even when the last mine closed in 1959 the village carried on expanding as it became an "overspill" area for people from throughout the West Midlands conurbation. During the 1970s, the green land between Chasetown, Chase Terrace and Burntwood was developed and the three villages joined. Today, there is little to show of the mining industry that Chasetown was built around other than the Chasewater Reservoir which provided water for the canals that transported coal into Birmingham and the Chasewater Light Railway

which has been restored.

**Boney Hay**, west of Ogley Hay Road, began to grow in the late 19th century. The area derives its name from the Medieval waste of le Brunehew, and was known as Burnehay or Bornehay by the 16th century. By the 17<sup>th</sup> Century, Coney Lodge and Coney Mill existed in the north west of area on the heath. In the early 1860's, small houses were built to accommodate miners who were working in local mines.

Today, Boney Hay consists of a mix of social houses and privately owned houses with two, three and four bedrooms. There is also a primary school, a doctor's surgery, a number of different shops, two public houses and a Working Men's' Club. Recently, a welcome community venue has been opened by Spark, a Community Interest Company, set up by a group of local parents in response to the closure of Burntwood's Children's Centre at Boney Hay and Springhill schools. Gentleshaw Common lies on one boundary of Boney Hay and Redwood Park on another.

### 3.3 Burntwood Today

The Burntwood Neighbourhood Plan area is set within the Green Belt, and is in close proximity to areas of high environmental significance, both ecologically and visually, including the Cannock Chase Area of Outstanding Natural Beauty (AONB) and Special Area of Conservation (SAC) to the north, and Chasewater Country Park to the east. Many views expressed in the development of the *Town Strategy* supported the view that this setting gave Burntwood the benefit of being an accessible town with a countryside setting and with scope to improve green infrastructure links in the area, potentially incorporating walkways and cycle ways, to link the built and natural environment within the settlement and to the countryside beyond.

Due to the sensitivity of its setting, the local landscape, Green Belt, proximity to the Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation (SAC) the options for new housing development are significantly limited within Burntwood. Thus, only one sustainable urban neighbourhood has been identified for strategic housing growth, which is covered in the Local Plan Strategy Policy Burntwood 5: Land East of Burntwood Bypass SDA which is nearing Completion.

Census 2011 Neighbourhood Statistics indicate that Burntwood had a slightly higher proportion of full time employees with 39.1% of 16-74 year olds in full time employment compared to 38.6% in Lichfield District and England. There was also a slightly higher proportion of part-time employees at 15.3% compared to 14.6% in Lichfield District and 13.7% in England. In terms of occupations, a

significantly lower proportion of Burntwood residents had professional occupations (13.2% of 16-74 year olds compared to 18.4% in Lichfield District and 17.5% in England) and a higher proportion had skilled trade occupations (15.2% compared to 11.7% in Lichfield and 11.4% in England).

The development of Burntwood from small mining communities to larger settlements has resulted in a wide mix of house types and styles: linear developments along main routes in to Lichfield and Cannock; older, terraced properties in the original village centres; post-World War Two former Council estates; and more recent, suburban style private housing estates. In terms of tenure of housing, Burntwood, along with Lichfield District, has a relatively high proportion of households who own their property outright (37.9% in Burntwood, 38.7% in Lichfield and 30.6% in England). Households who own their own property with a mortgage or loan account for 39.4% of Burntwood households, compared to 36.9% in Lichfield District and 32.8% in England. The former Council housing stock was transferred to a registered social landlord, now called Bromford, they have a neighbourhood management approach to managing the areas in which their stock is found, and have designated the Summerfield and Oakdene Estates, two areas of relatively higher deprivation, for special community development support. House prices are also relatively cheaper compared with Lichfield.

Car ownership figures for Burntwood reflect the high levels of ownership in the District; only 14.0% of households in Burntwood have no access to a car or van compared to 13.6% in Lichfield and 25.8% in England, and 33.7% of households have 2 cars or vans in Burntwood compared to 35.1% in Lichfield and 24.7% in England. In terms of public transport, the nearest rail station is in Lichfield, therefore, bus is the main source of public transport. Burntwood, including Chase Terrace and Chasetown is reasonably well served by bus links to Lichfield, Cannock and Walsall on weekdays. However, some parts of the area have less access to public transport, such as Boney Hay, and, overall Sunday services are poor.

As older forms of employment have disappeared, the local economy has had to develop and diversify in more recent times. The area now has a number of light manufacturing, warehousing and distribution uses that have sought to benefit from the good road access to both the wider West Midlands economy and further afield.

Many of the business parks and industrial estates developed since the 1960s have been consolidated as zones of the Burntwood Business Park. However many of the units have never been occupied and the site owners are reluctant to utilize remaining land until existing units are filled. Many of the older employment zones are now surrounded by residential developments and

this is causing significant issues regarding noise, pollution, safety, traffic, parking and odors. The lack of investment in these areas as they age and become unsuitable for access by large HGV's and lack parking for the workforce resulted in the Districts Local Plan now designating them as being outdated for employment use and as such should be re-designated for housing.

**Therefore ;**

**Recommended Planning Policy (1)** Older employment Zones (especially Mount Road and Prospect Road and New Road) should be re-designated for future housing development with support for relocation of the existing business to Burntwood Business Park area to ensure this objective is achieved.

**Recommended Planning Policy (2)** All other existing out dated and underutilized Brownfield sites within the existing town boundaries and road infrastructure should be re-designated and be developed for housing before any Greenfield or Greenbelt land is considered.

Burntwood benefits from excellent links to the strategic highway network, but only in one direction vis. towards the the M6 Toll and feeder roads. This accessibility helps to maintain existing and attract new businesses.

However in the direction of Cannock and Lichfield there are only single "A" road routes. When these become blocked or congested at peak times, gridlock occurs. To avoid these bottlenecks, "rat runs" on country lanes are adopted by those in a hurry, threatening accidents and inappropriate use by HGV,s and quantities of traffic they are not capable of handling due to limited visibility, limited width and lack of pavements, or cycle facilities. This would be made considerable worse if the proposed development on Greenbelt in the Coulter Lane area goes ahead and will also create problems if the Highfields development is approved if further traffic is pushed towards Chasetown High Street.

Given the relative proximity to the West Midlands conurbation, in terms of employment opportunities, Burntwood has higher levels of out-commuting with only 31% of employed people living in Burntwood actually working in the area. This commuting is making Burntwood's a feeder community for the conurbation but this must not be allowed to be at the expense of building a local community spirit and involvement in local development. Burntwood Town Council has made significant efforts to growth this community spirit for example festival days, the Christmas market and a revitalized Chasetown Wakes event,

To assist with the growing trend for "working at home" better mobile phone and broadband services are needed. The coverage of some mobile networks has decreased since local masts were reduced and these need to be reinstated to regain better coverage.

New employment opportunities will be created as part of proposals to redevelop the existing Town Centre. The need for a regenerated Town Centre which provides for the needs of 28,000 plus population is urgently required. This is addressed in detail in sections 5 and 6 of this plan. The proximity of the area to the Chasewater Nature Park, which has potential to become a major site of recreational activity, children's educational and regional visitor attraction. With the development of the New Chase Retail Outlet Park attracting coach tourists utilizing the Burntwood Toll Road exit there is, an excellent opportunity to develop a coach park and park and ride site to support local, national and international tourism to complement more established parts of the local economy. Whilst visitors and tourists are in the area they must be encouraged to visit our Countryside and Heritage Railway and Creative Crafts venues and take refreshments in local hostelrys, café's and restaurants.

**Recommended Planning policy (3)** To Improve access to all these facilities and encourage non car movement around the town, we propose completing a linear landscaped walkway/cycle / mobility path linking the New Town Center Square, Olaf Johnson site, Chasewater Park and Heritage Railway and extending down to Swan Island (utilizing the wide pedestrian verges), with an additional bridge over the ring road. Funding should be obtained through a Building Levy, LEP funding, business sponsorships and Government Grants.

Burntwood has two secondary level educational providers (Chase Terrace Technology College and Erasmus Darwin Academy). The area also has seven primary schools. The local residents groups have a program to engage all of these in an inclusive participation in the formulation and development of these Better Burntwood initiatives. The recent residents campaigns and vision is already the subject of local "A" level course work.

The area has a wide range of community and sports facilities including Burntwood Memorial Institute, the former Mining College, churches, library, Burntwood Leisure Centre, Chasetown Football Club and Burntwood Rugby Club. One area, again identified in the *Town Strategy*, where it was felt, provision was lacking was facilities for young people. There are a number of important open spaces, parks and play areas but almost no inside facilities where young people can meet and interact, participate in cultural events or even sports. This failing needs to be addressed through the provision of community facilities within the New Town Centre redevelopment.

In terms of numbers, Burntwood had 8 (now less?) general practitioners (GPs), dentists, pharmacies and optometrists., but there are issues in relation to access to GP services and the quality of the buildings from which the services are delivered. With an ageing and projected increases in population from the new housing, these issues will become even more pressing. The two promised new Health Centers have not yet materialized, our local cottage hospital was closed

and the land sold for housing with no benefit to the local population. During the same period Lichfield has had new Health Centers and a new hospital built.

**Proposed Planning policy (4);** The existing health center at Salters Meadow has no parking and is working beyond its planned capacity, therefore as part of the redevelopment of the New Town Centre, the opportunity should be taken to redevelop its existing site and have a new replacement Health centre on an exchange of land in the re-designated Blue Hoarding site.

**Proposed Planning Policy (5)** The newly merged “Darwin” practice is also compromised by its existing building, lack of parking and increasing demand. Urgent action should also be taken to enact the long planned relocation of this practice to a new purpose built Health Centre in the old Greenwood House site.

Burntwood has a number of natural and built heritage assets on the doorstep of the town. Chasewater Country Park, adjacent Cannock Chase Forest, and rare Heathland (all Sites of Special Scientific Interest), Woodland Trust site and local under-utilised Canal Network System.

**Proposed Planning Policy (6):** Burntwood’s Green Belt and Green Field Girdle, Pulic footpaths and Bridal paths, Chasewater, Heritage Railway, Woodland Trust and historic building / areas of interest must be incorporated into the Town Deal and Local and Districts Planning process, to ensure all new developments take account of their proximity and to design offerings and signage which enhance these, ensuring they can be identified and thereby utilized more effectively for a wide range of leisure and recreational activities, including bird watching and nature study through the provision of better access, hides and study centres to promote the involvements of Burntwood’s schools, parents and children to understanding the needs of wildlife, agriculture and nature conservation. These facilities will also attract visitor and tourists to these facilities and thereby increase the footfall to local shops, services and businesses.

There are 15 Listed Buildings in the Burntwood neighbourhood area, including a Grade II\* Conduit Head and the Church of St Anne, Chasetown (Appendix 1). There are no conservation areas within the Plan area, but the different, former mining communities which have coalesced over time have a strong local identity, community spirit and associated heritage value in the buildings, streets and settlements that are a strong reminder of the area’s rich and varied history and this is something the Town Council would like to see conserved and enhanced through the neighbourhood plan.

## 4.0 Key Planning Issue

A set of key planning issues for Burntwood, and for the Neighbourhood Plan to address, have been identified. To identify these, we have used comments submitted at the various consultation events and in response to the Policies Consultation document, information and research from previous studies such as the *Town Strategy*, national and strategic planning . More recent consultations involving over three thousand residents during the Land Allocations Consultation period have shown the need for a strategic and cohesive “Town Plan” based on residents proposed planning policies which address many of the historic issues and failings, facilitate the needs of the younger resident in both housing need, employment and social activities, and would direct future planning proposals towards making Burntwood Better rather than just expanding its boundary’s outwards making the town Bigger and adding further problems to the lack of infrastructure , traffic and congestion.

Unlike most other parts of Lichfield District, Burntwood has always met or exceeded the allocation of new housing planned by Lichfield District Council (LDC). Residents are still in favor of the remaining allocation being built as soon as possible in Burntwood providing that these are affordable houses rather than executive homes and that all of Burntwood’s housing needs to 2019 should be accommodated on brownfield sites in line with LDC’s Local Plan Strategy, published in 2012

## 5.0 Burntwood Town Centre

The *Lichfield Local Plan Strategy 2008 – 2029* provides a supportive strategic planning framework for the provision of a new town centre for Burntwood, and this is identified by the Town Council as the principal planning issue for the neighbourhood Plan.

The existing range of services and facilities in Burntwood are insufficient to meet the needs not only of local residents (including those living in surrounding rural areas) but also businesses and visitors to the town.

Burntwood is a significant freestanding town with its own needs, but at present, there are limited town centre, social and community facilities. The Spatial Strategy in the *Local Plan* recognises that needs in Burntwood are not being fully met locally, and this results in residents travelling to access employment, shopping and leisure opportunities elsewhere. The completion of the Burntwood Bypass provides an enhanced opportunity for new investment in the town, helping to create more diverse local job opportunities. Fundamental to addressing many of the employment, public transport and other service deficiencies within Burntwood is the delivery of an expanded and enhanced town centre.

Burntwood town centre currently provides only a small percentage of the retail floor space that is required to meet the needs of the local population. It is proposed that the old outdated town centre is quickly completely redeveloped to meet local needs, in accordance with the previously described floor space

Land for development includes the 2.3ha Olaf Johnson site (to the north of Morrisons) now with planning permission, incorporating a safe and vibrant connections to the New town centre and Square would be appropriate. In addition there is the adjacent old Tesco store and the Bridge Cross Garage site all of which should be included in the NEW Town Centre Plan Concept to ensure a cohesive revitalized Town Centre.

## 6.0 New Town Centre Vision

One of the biggest issues facing Burntwood is the scale and quality of retail provision. One of the key findings of the *Town Strategy* was that residents regularly commented on the lack of key High Street stores in Burntwood centre, and, overall that the area does not have the level of service provision one would expect in a town of over 28,000 people. However given the trend of on-line shopping which has occurred since the Town Strategy and the imminent development of the Canock Retail Outlet Park and the Lichfield Friasgate complex, it is now highly unlikely that few if any high street retailers would see Burntwood as a viable option to that which could be realistically envisaged being now achieved elsewhere. Residents will therefore still be inclined to travel to Cannock and Lichfield for range and choice shopping or to increasing their shopping online,

It is therefore proposed that the Redeveloped Town Centre (Sankeys Corner) should promote the development of “shopping experience visits in a “town square” environment with bespoke services, leisure, entertainments, dining and smaller boutique type outlets and craft workshops, which are proving to be a popular and successful draw in other local (but outside LDC’s area) regenerated areas for example Mere Green where banking and free parking are attracting increasing footfall from Burntwood..

The boutique shops concept is born out of the need to reflect current and predicted future trends in retailing which is expecting a growing switch to online shopping, a further demise of the weekly shop, but with more top-up shopping from local convenience stores for essentials. Therefore shop units need to be smaller with lower rents, lower council tax and running overheads. A combination of workshops and trade counters / shop windows will attract a wider range of SME businesses.

Ground level boutique size shop units should be overbuilt with two floors of one and two bedroom apartments to create an on-site population to support the shops and services, add to the local housing stock and meet a need for accommodation for the younger residents and young families.

The New Burntwood Town Center must be designed to offer a potential unique mix of local needs and businesses including;

- The increased local population due to close proximity of existing and planned housing developments within walking distance will require top-up shopping for regular reoccurring needs for example news agent-post office, pharmacy, opticians, vapeing, phone computer repair shops, and local services for example laundry, dry cleaning and ironing, cycle hire and repair, mobility scooters, cafes, takeaways and restaurants, multi service key/shoe bar, gym. With adequate parking, in-shop, pick up points for on-line deliveries would attract more footfall.

- Leisure and social activities for the planned 20-30year old residents including micro pub, independent coffee shops, perhaps a crèche- play room/ mums meeting room, hair nails beauty, barbers.
- Social entertainment and meeting facilities for Burntwoods younger people to meet and interact within a safe environment.
- Employment opportunities in the retail/services outlets with some units reserved particularly for young entrepreneurs who wish to make / sell local produce and crafts within a combined residential / storage / “Artisan” workshop and shop window / counter unit. These craft units would attract visitors to the area who might be looking for unusual gifts/bespoke items. These could include Jewellers, refurbished recycled items, knitting & sewing, wedding accoutrements and dresses, artificial flowers/decorations & cards, wood turning and carving, specialty bakers/cakes, candles, hobby crafts. The Princes Trust advise they offer a bursary to young entrepreneurs of £5000 to set up their business in the first year but lack suitable workshops and sales units .The trust is active in Staffordshire and could offer support and contact for prospective tenants if units were available.
- Visitors, after parking to shop at the proposed large B&M / Iceland stores etc. (in the new Olaf Johnson site), could be encouraged to visit the heritage railway / Chasewater and then cross over to the new Town Center Pedestrian Square to visit the craft sites, have a coffee / meal. To extend the visitor appeal a cycle route linear park bicycle hire / mobility facility should be provided, street vending and entertainment encouraged, al-fresco seating and dining with cooking demos at weekends / evenings. Covered space available for art exhibitions, band concerts, and ad-hoc sales/pop-up events for example vintage markets, book sales, table- sales by local groups, scouts, etc.
- Specialty shops, photo-print shops, recruitments, health foods, music studio, sushi bar, internet cafe,
- Community facilities either in the Town Centre Square or in close proximity for example toilets / baby changing facilities, a “Police call link” and crime prevention events, tourist information, with display showing proximity of the Staffordshire Hoard finds and replica examples, adjacent local community hall / rooms for hire should also be encouraged .
- Storage units for market traders supporting a weekly market plus periodic, seasonal and farmer markets also used as pop-up outlets when available for test marketing new concepts.
- Parking, although a large car park will be provided as part of the Olaf Johnson site development the redeveloped Sankeys corner should include multi low-level parking for

residents, traders and visitors. In close proximity, perhaps within the Burntwood Business Park a Coach parking facility should be provided along with a suitable central drop off area or park and ride sites serving Cannock and Lichfield.

- Through Traffic. A redesigned through route via the rear of the New Town Centre should be included to facilitate local residents and traffic as well as deliveries, but this should be a deliberately “slow” and restricted route to discourage passing traffic and HGV’s which should be directed to the bypass route.

**Proposed Planning policy (7)** The Existing Sankeys Corner Town Centre, adjoining derelict sites, the Olaf Johnson development, Slaters Meadow, Tesco and the Bridge Cross Garage site, must all be redeveloped as part of a coordinated Town Centre Area with a plan for a central pedestrian Town Square, requiring the re-routing of the through road, parking, bus exchange with ground floor outlets, overburdened by one and two bedroom apartments,.

**Proposed Planning Policy (8);** The detailed design of the New Town Centre should reflect the need to be different to other local competing shopping centers and to reflect changes in retailing trends to ensure maximum flexibility. The overall and individual building designs must be coordinated through the planning process to ensure it will attract the a mix of business and activities to support local residents, as well as attracting visitors and tourists footfall, and to be fair to developers and existing traders.

### Blue Hoarding Site south west of Morrisons Store

This site is identified in LDC’s Local Plan Strategy and the draft of the Burntwood Neighbourhood Plan as the site for a new Burntwood Town Centre. However, it has remained behind hoarding for many years because of the lack of any concrete proposals for its development and the landowner had not been able to find developers to take on such a project.

The suggested use of this land, for a cinema, additional drive through restaurant and shops, would attract late night traffic and noise and appears to be completely unrealistic and ignores the urgent need for a new Health Centre within a “Total Well Being” development. Planned improvements to retail facilities at neighbouring Cannock and Lichfield further question the viability of such additional commercial projects.

**Proposed Planning Policy (9):** Site south west of Morrisons Store known as The blue hoarding site will not be required for additional retail development once Sankeys Corner, Salters Meadow, Bridge Cross Garage, Tesco site and Olaf Johnson sites are redeveloped. The Blue hoarding site should now be re-designated for affordable housing and as a site for a New Health Centre / Well Being Centre replacing the existing Salters Meadow practice.

**Proposed Planning Policy (10):** In order to maximize the housing potential for the redeveloped Sankeys Corner and Blue Hoarding site Office and Larger Scale Commercial Services provision should not be allowed within the Town Center and instead should be directed to sites within the Business Park boundary to give further employment opportunities.

#### 1998 Lichfield District Local Plan saved policies

Policy B.5: New Shopping Development. Sankey's Corner: Town Centre Proposals. Policy B6:

Policy B.6: Indoor Leisure.

Policy B.9: Redevelopment and Town Square.

#### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 1: The Spatial Strategy

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 8: Our Centres

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood services and facilities

Policy Burntwood 3: Burntwood Economy

#### 1998 Lichfield District Local Plan saved policies

Policy B.5: New Shopping Development. Sankey's Corner: Town Centre Proposals.

Policy B6: Indoor Leisure.

Policy B.9: Redevelopment and Town Square.

## **7.0 Other Commercial and Services area including; Chasetown High Street, Swan Island, Rycroft and Morley Road shopping precincts.**

The historic development of Burntwood means that as well as Burntwood town centre there are four other neighbourhood centres providing a range of shopping facilities and services.

These are:

- High Street, Chasetown
- Swan Island
- Rycroft Shops
- Morley Road Shops

These precincts provide valuable local shopping and services and should be encouraged as retailing trends suggest more people are doing top-up daily shopping rather than a weekly supermarket big shop. Major issues with these premises is the availability of parking, cycles and wheel chair access, particularly when pavement surfaces are uneven through lack of maintenance, access routes in/out and throughout are limited and secure cycle racks lacking.

These centres perform different functions and have different histories, for example Chasetown, centred on **Chasetown High Street**, is the centre of the original Chasetown village but now has a diminishing range of retail and service functions, Housing development has replaced many of the existing shop frontages and some of the remaining retail parades are struggling and may better be replaced by new dwellings during the planning period. ; **Morley Road**, on the other hand, is a much smaller, more recent, precinct style development, which appears to be consistently well supported due in the main to local Co-Op store and nearby Garage and second Co-Op convenience store. **Rycroft** has recently undergone some refurbishment but is very small and as such may struggle to remain viable. **Swan Island** is gradually transitioning from multiple specialist retailing into services and food outlets but the core Co-op Convenience store and Post Office are the major draw to this precinct. As Swan Island is one of the first town vistas when arriving in Burntwood it is important that it should give the correct impression and whilst the council has made considerable efforts in seasonally planting the island beds, the surrounding walls and area in-front of the post office is scruffy and gives a bad impression. Specific support and remedies for each of these local centers are appropriate.

### **Chasetown High Street**

- The lack of parking and recent additional reductions due to infill housing make shopping in this area difficult.

- Traffic volume and speeds need to be reduced as the High Street is being used as a rat-run – cut-through for which it is unsuitable, leading to traffic blockages, congestion and the possibility of accidents.
- Flooding and the need for road, pavement and kerb repairs are ongoing issues.
- The potential redevelopment of the recently built Police Station (now being closed) provides the opportunity for this building / site to be utilized for a number of possibilities but as it has limited parking this must be born in mind when considering planning applications.
- The previously mentioned linear cycle path linking this area of the town to the New Town Centre needs to be developed.
- The “clock” end of the High Street remains more viable and supports local residents’ daily needs.

**Proposed Planning Policy (11a) Chasetown High Street:** The progression of shops being re-designated for housing is now so advanced that future applications should also be allowed as it is highly unlikely that any reversal or even the status quo can be commercially viable in the medium or longer term. The length between the Police Station and the Junction Public house being an exception where adequate off road parking is available and this could be developed more as a precinct than as a high street.

### **Ryecroft Precinct**

In order to remain viable the availability of parking needs to be improved either through design or part utilization of the land to the side / rear of the shops, allowing for the need to take deliveries from suitable sized vehicles.

**Proposed Planning Policy (11b) Ryecroft:** Improved access and parking should be investigated. Should the site start to prove to be less viable (empty units, business making losses) then provision should be made to allow this area to be totally redeveloped for multi story affordable housing.

### **Morley Road**

- This area enjoys a large foot print, rear access and front car park all of which could potentially be improved and better utilized to provide some space for limited development of housing (apartments), better access, more parking places plus landscaping and seating areas etc.

- The previously mentioned linear cycle path linking to the New Town Centre needs to be developed to connect this area with the new town center.

**Planning Policy (11c) Morley Road.** The buildings appear to be in reasonable condition and the businesses viable so a policy of leave well alone to some extent is advisable however the total area of the whole site is badly underutilized and with some thoughtful planning could enhance the whole area. In the longer term should the buildings need to be redeveloped the potential for the large area available is far more than currently being achieved and a redeveloped plan with base level shops/ workshops/ service overburden by affordable accommodation would be suitable and should be allowed for through longer term planning policies.

### **Swan Island**

- The loss of banking in this area has been a major setback to the footfall and potential in the precinct.
- The Post Office is likely to come under pressure from the Post Office Ltd strategy of Post Offices needing to be part of a large enterprise to remain viable. Any threat to the loss of this facility should be fought. Potentially the Post office counter could be located within the Co-op as has happened in other locations. The council should do all it can to protect this important local service.
- Whilst all the units continue to be occupied limits to the business potential in this area is again set by the availability of parking. If the Darwin Practice can be re-located to Greenwood house site then some pressure on the car park will be reduced and the old surgery land could be re-developed for sheltered housing of some kind given its proximity to shops and services.
- The scruffy and damaged areas outside the post office, fish shop and estate agents could be reworked removing the telephone box and pole to provide a wider access with more parking spaces and better landscaping.
- The bus stops sites needs to be examined with regards to causing congestion, position of traffic lights and crossings and public safety.
- The public conveniences adjacent to the Swan public house car park need to be replaced with a more modern supported building as these are the only such facilities in the area. Again sponsorship from local businesses should be canvassed to ensure the are

maintained on a daily basis.

- The previously mentioned linear cycle path linking Swan Island to the New Town Centre needs to be developed.

**Planning Policy (11d) Swan Island:** The retention of post office facilities and potential return of some banking counter facilities should be pursued. A total redesign of the areas in front of the car parks and underutilized areas should be undertaken to try and improve the visual appearance, increase parking provision, traffic flow and access. Support from local businesses, land owners for remedial work and sponsorship should be encouraged.

It is essential to recognise how important the need to retain the retail provision by the Co-OP is to the continued viability of the Morley Road and Swan Island centers and to the Post Office services at Swan Island which are under threat. Anything the Council can do to support these businesses for example with additional parking,, improved signage and landscaping to attract more passing trade etc. must be enacted.

### **Relevant Local Planning Policies:**

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 1: The Spatial Strategy

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 8: Our Centres

Policy Burntwood 2: Burntwood services and facilities

Policy Burntwood 3: Burntwood Economy

1998 Lichfield District Local Plan saved policies

Policy S.2: Neighbourhood Shopping Centres

Policy B.13: Redevelopment and Expansion of Neighbourhood Centres

### **Key to Maps 5, 6, 7 and 8**

Neighbourhood Centre boundary

Protected retail frontages

Protected community facilities

- Environmental improvements
- Retained car parking
- Improved links

**Policy Map 5 – Chasetown** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee)

■ **Policy Map 6 – Swan Island** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee)

■ **Policy Map 7 – Ryecroft Shops** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee)

■ **Policy Map 8 – Morley Road Shops** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council Relevant Local Planning Policies:

#### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 1: The Spatial Strategy

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 8: Our Centres

Policy Burntwood 2: Burntwood services and facilities Policy

## 8.0 Healthy Burntwood Community that Retains Local Identities

One of the key features of sustainable development, as defined in national planning policy, is the role planning can play in facilitating social interaction to create healthy, inclusive communities.

**Planning Policy (12) Community Identities and Involvement in Local Democracy and Decision Making:** The administrative area of Burntwood comprises several separate settlements with local government provided by Burntwood Town Council, Lichfield District Council and Staffordshire County Council. All of which are now represented on the newly formed Town Deal Forum. It is important that residents and resident groups, community groups, school governor groups, land owners, developers, NHS representatives and businesses are all represented and involved and directly consulted on issues relevant to the town plans.

At a more local and day to day level a periodic “Residents Forum” should provide input to BTC, LDC, SCC and Town Plan meetings to enable residents views and concerns to be put before the council officers and Councillors

Policy B5 of this plan, is in line with Core Policy 14 of the Local Plan Strategy, that seeks to maintain local distinctiveness through the built environment

### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 1: The Spatial Strategy

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 14: Our Built & Historic Environment

Policy BE1: High Quality Development

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood services and facilities

## 9.0 Housing

The *Lichfield Local Plan Strategy 2008 – 2029* sets out in Policy Burntwood 4 Burntwood Housing that “*Burntwood will play an important role in accommodating new housing, with approximately 13% of the District's housing growth to 2029 taking place here (approx. 1,350 dwellings). Most of the new housing development (around 70%) will be located within Burntwood's existing boundaries, with the remaining 30% to be accommodated within a Strategic Development Allocation to the east of the Burntwood Bypass (approx. 375 dwellings). The redevelopment of existing brownfield land within the settlement will be essential.* As well as larger-scale housing growth, there will also be smaller scale, and single dwelling proposals, The Lichfield District Council *Sustainable Design Supplementary Planning Document* provides a range of design principles for new development and these have been carefully considered, and where appropriate, brought forward into the design policies in the neighbourhood plan. This is important, as the neighbourhood plan will have greater weight in decision making than an SPD (SPDs are guidance documents) as the neighbourhood plan forms part of the statutory development plan for Burntwood

### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 14: Our Built & Historic Environment

Policy Burntwood 1: Burntwood Environment

**Proposed Planning policy (12);** All new housing allocations should be on Brownfield sites.

**Proposed Planning policy (13)** A Housing levy should be applied by the councils to every dwelling completed in the area, to be spent on local infrastructure and community projects. In addition, Council tax and Business tax should be applied to all developments which have planning permission but are not completed within a specified time.

**Planning policy (14);** Ensure the development of affordable one and two bedroom houses and bungalows to meet the establish community's needs rather than attracting more residents from outside the area with executive style homes.. Attention should also be given to the existing population who requiring supported and assisted accommodation and social housing. The

remaining housing allocation should be built as soon as possible. This will involve promoting the right type of required housing, including apartments over new shops and workshops, utilizing all Brownfield sites before any Greenfield or Greenbelt sites, and making sure all the supporting infrastructure is provided.

## 10.0 Local Heritage

Burntwood, and its constituent settlements, has a rich history. The neighbourhood planning area, however, only has 15 listed buildings (Appendix 1). These listed buildings are already protected by national legislation, but many of our other more local heritage assets have no specific protection other than the general protection granted by national planning policy.

### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 14: Our Built & Historic Environment

**Proposed Planning policy (15):** Retain (for other use as is necessary) many of the more historic and notable buildings in the Town. Many of the older farm houses, some of the older churches and public houses have already been demolished rather than adapted / converted for accommodation. Therefore special consideration should be given to the possibility of retaining historic building structures or even just facades when alternative use is applied for or redevelopment of the land.

## **11.0 Improving Accessibility**

Burntwood is in an almost unique position for a town of its size in that open countryside can be reached from all areas within the town within a few minutes' drive or a 15 minute walk in any most direction. Rather than seen as being a precious asset the developers and planners have often seen this as an opportunity to build more executive homes within the countryside, albeit now compromising the views of the previous developments they will be surrounding. A major barrier to this expansion is the protection afforded by the Greenbelt Status of much of the Girdle of Greenery Burntwood enjoys. And it is not surprising that both developers and planners are seeking to reduce the Greenbelt protection in order to exploit this profitable short term fix

Local residents are outraged at the current proposals to build on Greenbelt land especially when so many Brownfield sites need to be redeveloped.

There is a need to improve linkages between existing residential areas, public footpaths, recreational spaces, the town and neighborhood centers and employment areas. This will improve accessibility and by encouraging walking and cycling it helps to contribute to improving health and well-being.

Burntwood is set within the Green Belt, and is in close proximity to areas of high environmental significance, both ecologically and visually including the Cannock Chase Area of Outstanding Natural Beauty (AONB) and Special Area of Conservation (SAC) to the north, and Chasewater Country Park to the east. There is scope to improve green infrastructure links in the area, potentially incorporating walkways and cycleways, linking the built and natural environment within the settlement and to the countryside beyond.

Burntwood with its distinct and separate communities and multiple centres has the potential opportunity to use this physical form to encourage more walking, cycling and wheel chair access.. This will help achieve a number of benefits: improved use of the town and neighbourhood centres and local shops and services; access to key leisure and recreation resources, such as Chasewater; the leisure centre, local parks, promote less use of private cars leading to less congestion, speeding and air pollution; and a healthier, more active population.

The Local Canal paths and disused railway lines could be better exploited for movement within, across and around the town,

## Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 1: The Spatial Strategy

Core Policy 2: Presumption in Favour of Sustainable Developmen

Core Policy 3: Delivering Sustainable Development

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood services and facilities

**Planning Policy (16)** – Improving Local Accessibility within and outside of the town and neighbourhood centres as defined on the Policies Maps. New development should encourage walking and cycling by creating and providing a linear cycle / walking / wheelchair / jogging network connecting the New Town Centre, existing local public footpath and bridal paths, Chasewater and the Heritage Railway, the Leisure Center, Swan Island, neighbourhood shopping centres, local employment areas, health centres and recreation resources. Where new routes are created they should promote healthy, active lifestyles, be safe and incorporate trees and formal landscaping. The Local Canal paths and disused railway lines could be better exploited for movement within, across and around the town and studies to do this need to be undertaken.

## 12.0 Recreation, Open Spaces and Community Facilities

The neighbourhood plan area has a network of recreation facilities, green and open spaces. These all combine to provide opportunities for formal and informal recreation and are integral components in the quality and fabric of the area.

Local Plan Strategy Policy Burntwood 2 seeks improvements to playing pitch provision and the quantity, quality and accessibility of open spaces.. These resources will be protected for the access they offer local residents, and others, to sport and recreation facilities. They include;

The following local sport and recreation facilities will be protected:

- The Scholars football field and Church Road car park
- Burntwood Rugby Club and sports fields
- St Matthews cricket field
- Burntwood Leisure Centre
- Chasetown Bowling Green
- The “Institute” playing Fields Rugeley Raod.

As stated in national planning policy (para. 73) access to opportunities for sport and recreation can make an important contribution to a community’s health and well-being. The sport and recreation facilities identified fulfil this role. National planning policy also states that existing sport and recreation land and buildings, including playing fields should not be built on unless they are surplus to requirements; the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or development is for alternative sport and recreation facilities the need for which clearly outweighs the loss of the existing facility. Planning Policy12 is entirely consistent with this approach and that set out in Local Plan Strategy Policy HSC2: Playing Pitch and Sport Facility Standards.

**Proposed Planning Policy (16)** Schemes to protect and enhance and improve these local recreational facilities should include support for maintenance, security, changing facilities etc. and sponsorship, council bursary’s, we love Lichfield awards etc. The use of building housing levies should be adopted and the moneys raised spent on improvements to the community

Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 3: Delivering Sustainable Development

Core Policy 10: Healthy & Safe Lifestyles

Core Policy 11: Participation in Sport & Physical Activity

Policy Burntwood 2: Burntwood services and facilities

Policy HSC2: Playing Pitch and Sport Facility Standards.

## 13.0 Local Green Spaces

The local green spaces shown on Map 8 and identified below will be protected:

- Chase Terrace Park
- Redwood Park
- Ryecroft Park
- Burntwood Park
- Chasetown Memorial Park
- All School Playing Fields

The majority of open spaces are currently in the ownership of and managed by Lichfield District Council and the school fields by County Councils. The neighbourhood plan offers the opportunity to offer different degrees of planning protection and planning control over the open spaces and green areas in Burntwood.

National planning policy gives local communities powers to protect areas of local green space which have a special significance through *paragraphs 76 to 78 of NPPF*:

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

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

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular*

*local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*

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

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

National planning policy is clear that not all open spaces should be identified as local green spaces. The Neighbourhood Planning Committee think it important this new designation is used, and that local people are involved in identifying the key local green spaces to be protected in this way. Appendix 2 analyses all the open spaces in the neighbourhood plan against the key criteria in NPPF para. 77 to identify those spaces that should be protected as Local Green Spaces and, therefore, identified in Policy B10. These spaces will be given the highest level of protection and development will only be supported in very special circumstances. Other open spaces are protected under Policy B11 of the neighbourhood plan.

**Proposed Planning Policy (17):** Inappropriate development that impacts on the openness of these sites or has a significant adverse impact will be opposed. Communities will be encouraged to apply for Village Green Status for any sites deemed to qualify.

#### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 10: Healthy & Safe Lifestyles

Core Policy 11: Participation in Sport & Physical Activity

Policy HSC1: Open Space Standards

Policy HSC2 Playing Pitch & Sport Facility Standards

Policy NR6: Linked Habitat Corridors & Multi-functional Greenspaces

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood services and facilities

- **Map 8 – Protected Local Green Spaces** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))

## 14.0 Protected and New Open Spaces

Policy B10 seeks to offer the highest level of protection, Local Green Space protection, to a select group of sites. The neighborhood plan area, however, includes numerous other open spaces of differing sizes that fulfill important roles as recreation areas, small parks, gardens, incidental open spaces or, in some cases, spaces that perform multiple functions.

The *Open Space Assessment* carried out by Lichfield District Council 2012<sup>3</sup> identified the following: *within Burntwood there is approximately 30ha (ha = hectares) of amenity open space on 45 sites ranging from 0.05ha in size up to 4.3ha at Church Street. Using 1.27ha as a minimum standard for amenity open space, at 2001 population level of 27,079 an additional 4.4ha would be required within the Burntwood area.*

Chasewater Country Park which is classed under the category of natural and semi-natural open space, although it fulfils a number of other functions including amenity and recreation. The Burntwood Town Strategy (2011) expresses a clear desire to see links to this multi-functional area of open space improved from the existing settlement.

There are 6 equipped play spaces (including a site at Chasewater which is not within Burntwood itself) totalling 4,575sqm (0.45ha). This is approximately half the number of sites that are available in Lichfield City, despite Burntwood have a similar sized population.

There are too few equipped playspace locations within Burntwood resulting in poor accessibility, resulting in over half the built up area lying outside a 10 minutes/480m walk time of an equipped playspace. Where possible, opportunities to create new spaces should be sought where development opportunities arise, particularly in areas not currently covered by an existing equipped playspace access buffer.

In addition, the 2011 Citizens survey demonstrated that *“there is still a feeling that greater provision and facilities for young people and teenagers is required across the District. The survey highlighted that residents of Burntwood in particular felt this was an issue in their area with 48% of respondents stating that there was not enough provision... within Burntwood, the lack of facilities for older children was raised. The Play Strategy concluded that local play areas were very important to local communities and children and whilst access to equipped play areas is desirable, access to larger, more informal outdoor open spaces is equally important, enabling opportunities for a more varied and better quality of play experience.”*

We seek to protect existing open spaces and support improvements to these spaces. This approach will help maintain a reasonable level of open space provision in terms of quantity, quality and location throughout the neighbourhood plan area, and will, where opportunities arise support new provision that can meet some of the identified needs.

**Proposed Planning Policy (18)** The open spaces identified on Policies Map (Map 9) will be protected. Development of these areas for built development will only be supported in very exceptional circumstance when:

- a) There is clear evidence the open space is no longer used by the local community; or
- b) When the space is still used by the local community, alternative provision of equal or better community benefit is provided elsewhere close within the local area;
- c) The development is for alternative sport and recreation facilities the need for which clearly outweighs the loss of the existing facility. Proposals to improve the open spaces identified on Policies Map and for new open spaces to be included in future housing development plans will be required.

## Relevant Local Planning Policies

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 1: The Spatial Strategy

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 10: Healthy & Safe Lifestyles

Core Policy 11: Participation in Sport & Physical Activity

Policy HSC1: Open Space Standards

Policy HSC2 Playing Pitch & Sport Facility Standards

Policy NR6: Linked Habitat Corridors & Multi-functional Greenspaces

Policy Burntwood 1: Burntwood Environment

1998 Lichfield District Local Plan saved policy Policy B.22:

Recreation Zone and Policy B.24: Chasewater Area and Country Park

Map 9 – Protected Open Spaces (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))

## 15.0 Community facilities

Facilities such as schools, public houses, churches, halls and libraries are part of the essential glue that binds a community together. Policy B12 identifies the essential types of community facility in the Burntwood neighborhood area and, in line with national planning policy, seeks to guard against the unnecessary loss of the valued and facilities identified under Policy B12. Proposals to enhance these facilities will be supported.

**Proposed Planning Policy (19); Retaining and Enhancing Existing Community facilities.**  
Development proposals to enhance the following community facilities will be supported:

All schools	All public houses
All churches and church halls	All Scout & guide halls
All health centres	Burntwood Leisure Centre
The Old Mining College	The Library
Police Station, Chasetown	All existing car parks
Burntwood Memorial Institute and grounds	

Development proposals that would result in the loss of these facilities to non-community uses will only be supported when the facility is adequately replaced elsewhere within the neighbourhood plan area, or within reasonable access by sustainable transport to the neighbourhood plan area; or the applicant can clearly demonstrate there is no longer a viable need for the facility.

### Relevant Local Planning Policies:

Lichfield District Local Plan Strategy 2008 – 2029 Adopted 17 February 2015

Core Policy 2: Presumption in Favour of Sustainable Development

Core Policy 3: Delivering Sustainable Development

Core Policy 4: Delivering our Infrastructure

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood services and facilities

## **16.0 How to Comment on this Document and What Happens Next?**

The Regulation 14 Draft Burntwood NDP has been published for six weeks' formal consultation. Copies of the plan can be seen **[insert consultation details]**.

Comments should be sent in writing to:

Mary Danby, Town Clerk, Burntwood Town Council, Unit 1 Lambourne House, Bridge Cross Road, Burntwood, WS7 2BX or email: [townclerk@burntwood-tc.gov.uk](mailto:townclerk@burntwood-tc.gov.uk)

### **Insert details on planned events.**

All comments received will be carefully considered by the Neighbourhood Plan Committee and Town Council and will be used to help prepare the next version of the NDP. This will be the Submission Draft Neighbourhood Development Plan.

# APPENDICES

## APPENDIX 1 – Burntwood Listed Buildings (Source: Historic England)

### CONDUIT HEAD AT SK 0923 0928

Heritage Category: Listing

Grade: II\*

- Location: CONDUIT HEAD AT SK 0923 0928, MAPLE HAYES, Burntwood, Lichfield, Staffordshire

### MAPLE HAYES

Heritage Category: Listing

Grade: II

- Location: MAPLE HAYES, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### BARN APPROXIMATELY 50 METRES NORTH WEST OF PIPE HALL

Heritage Category: Listing

Grade: II

- Location: BARN APPROXIMATELY 50 METRES NORTH WEST OF PIPE HALL, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### CHRISTCHURCH

Heritage Category: Listing

Grade: II

- Location: CHRISTCHURCH, CHURCH ROAD, Burntwood, Lichfield, Staffordshire

### EDIAL HALL

Heritage Category: Listing

Grade: II

- Location: EDIAL HALL, LICHFIELD ROAD, EDIAL, Burntwood, Lichfield, Staffordshire

### 32 AND 34, RAKE HILL

Heritage Category: Listing

Grade: II

- Location: 32 AND 34, RAKE HILL, Burntwood, Lichfield, Staffordshire

### RAKE CROFT

Heritage Category: Listing

Grade: II

- Location: RAKE CROFT, RAKE HILL, Burntwood, Lichfield, Staffordshire

### THE BURNTHOUSE

Heritage Category: Listing

Grade: II

- Location: THE BURNTHOUSE, RUGELEY ROAD, Burntwood, Lichfield, Staffordshire

### PIPE HALL

Heritage Category: Listing

Grade: II

- Location: PIPE HALL, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### **57, CHURCH ROAD**

Heritage Category: Listing

Grade: II

- Location: 57, CHURCH ROAD, Burntwood, Lichfield, Staffordshire

### **CHURCH OF ST ANNE**

Heritage Category: Listing

Grade: II\*

- Location: CHURCH OF ST ANNE, CHURCH STREET, CHASETOWN, Burntwood, Lichfield, Staffordshire

### **FULFEN**

Heritage Category: Listing

Grade: II

- Location: FULFEN, RUGELEY ROAD, Burntwood, Lichfield, Staffordshire

### **THE OLD BEERHOUSE**

Heritage Category: Listing

Grade: II

- Location: THE OLD BEERHOUSE, WOODHOUSES LANE, Burntwood, Lichfield, Staffordshire

### **DARWIN'S BATH AT SK 096100**

Heritage Category: Listing

Grade: II

- Location: DARWIN'S BATH AT SK 096100, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### **Maple Brook Pumping Station**

Heritage Category: Listing

Grade: II

- Location: Maplebrook Waterworks, Rugeley Road, Burntwood, WS7 9HQ, Burntwood, Lichfield, Staffordshire

**APPENDIX 2 – Identified Open Spaces**

<b>Green or Open Space</b>	<b>Close Proximity to local community ?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
<b>Ironstone Road open space</b>	Yes	n/a	n/a
<b>Holly Grove Estate</b>	Yes	n/a	n/a
<b>Larks Rise</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well- planned modern housing estate. Providing a recreational space for local residents to use and enjoy	Local in Character as these areas have remained free from any further development for many years, any further development would certainly take away the open and leafy feel of this superb modern housing estate.
<b>Fair Lady Drive</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well- planned modern housing estate. Providing a recreational space for local residents to use and enjoy.	Local in Character as these areas have remained free from any further development for many years, any further development would certainly take away the open and leafy feel of this superb modern housing estate.
<b>Bleak House Drive</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well-planned modern housing estate, providing a recreational space	Local in Character as these areas have remained free from any further development would certainly take away the open and leafy feel of this superb modern housing estate.

		for local residents to use and enjoy	
<b>Land opposite Redmore Close</b>	Yes	n/a	n/a
<b>Griffin Close</b>	Yes	<i>3 mature trees?</i>	
<b>Chase Terrace Park and Mineral Railway Line</b>	Yes	A well-known and well used and well maintained large open space/park essential open space within the Town.	Local in character and categorised as a park.
<b>Chawner Close</b>	Yes	n/a	n/a
<b>Railway Line Paget Drive</b>	Yes	n/a	n/a
<b>Viscount Road</b>	Yes	Part of National Cycle Route.	
<b>St. John's Churchyard</b>	Yes	Churchyard	Historic
<b>Duke Road</b>	Yes	Mature areas containing trees, wildlife and pathways, also do bins? Does this not indicate a well-used area of open space?	
<b>St Anne's Churchyard</b>	Yes	Churchyard	Historic
<b>Chasetown Memorial Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town.	Local in character and categorised as a park.
<b>Lawnswood Avenue</b>	Yes	n/a	n/a
<b>Birch Avenue</b>	Yes	n/a	n/a
<b>Oakdene Road Open Space</b>	Yes	n/a	n/a
<b>Hawthorne Crescent</b>	Yes	n/a	n/a
<b>Oakdene Road/Bridge Cross Road</b>	Yes	n/a	n/a
<b>Redwood Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town and within a large modern housing estate. With Children's play areas.	Local in character and categorised as a park.
<b>Chase View Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town	Local in character and categorised as a park.
<b>Spinney Close</b>	Yes	n/a	n/a
<b>Common View</b>			
<b>Hunslet Estate</b>	Yes	Reasonably large areas/pockets of open space mixed with mature areas have remained free	Local in Character as these

		woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well-planned modern housing estate. Providing a recreational space for local residents to use and enjoy.	from any further development for many years, any further development would certainly take away the open and leafy feel of this superb modern housing estate.
<b>Squires Gate</b>	Yes	n/a	n/a
<b>Burntwood Park/Elder Lane Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town. With Children's play areas.	Local in character and categorised as a park.
<b>Birch Avenue/Baker Street</b>	Yes	n/a	n/a
<b>Church Farm Estate/Mease Avenue</b>	Yes	n/a	n/a
<b>Scholars Gate</b>	Yes	n/a	n/a
<b>Hudson Drive</b>	Yes	n/a	n/a
<b>South of Church Road</b>	Yes	n/a	n/a
<b>Leam Drive &amp; Stour Close</b>	Yes	n/a	n/a
<b>Christ Church Cemetery</b>	Yes	Cemetery, special for this reason, wildlife and widely used / visited by the community	Historic character
<b>Norton Lane Allotments</b>	Yes	Allotments and widely used by the local community, the wider area lacks allotment land, valuable to the community.	Historic
<b>Glasscroft St. Matthews Open Space</b>	Yes	n/a	n/a
<b>Coulter Lane Cemetery</b>		Cemetery, special for this reason, wildlife and widely used / visited by the local community.	Historic character
<b>Prince's Park</b>	Yes	Prince's Park is featured in the <a href="#">Guinness Book of Records</a> for being the smallest park in the <a href="#">United Kingdom</a> . It was created to commemorate	Historic value and categorised as a park

		<p>the marriage of <a href="#">Albert Edward, Prince of Wales</a> and <a href="#">Princess Alexandra of Denmark</a>. There are three trees within it's grounds named <a href="#">Faith, Hope and Charity</a>. In May 2013, the park was the venue for the World's Shortest Fun Run</p>	
<b>Littleton Way/Mavor Avenue</b>	Yes	n/a	n/a
<b>Jacks Wood Church Street</b>	Yes	<p>Large area of open space and mature woodland, full of wildlife including Deer. Widely used by the local community, tranquil and has beauty.</p>	<p>Local in Character and a habitat for wildlife, many TPO's within this area of land.</p>
<b>Biddulph Pool, Cannock Road</b>	Yes	<p>Full of wildlife and identified rare species with a British record of rarely recorded species. Protected area Site of Special Scientific Interest (SSSI) The area of Stables Way close to this area needs to be retained not only because of its close proximity to an SSSI area, but in order to retain a border with Cannock Chase.</p>	<p>Local in Character, protected site.</p>
<b>Tennis Court, St. Matthews</b>	Yes	n/a	n/a

### APPENDIX 3 – Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the 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.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government’s clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

**Economic development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Ecological networks:** These link sites of biodiversity importance.

**Edge of centre:** For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the

definition of edge of centre, account should be taken of local circumstances.

**European site:** This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Inclusive design:** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory

Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised

housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Previously developed 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 through development control procedures; 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 in the process of time.

**Primary shopping area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Primary and secondary frontages:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent

is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Special Areas of Conservation:** Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Wildlife corridor:** Areas of habitat connecting wildlife populations.

**Windfall sites:** 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.