Planning Application for a new High School

Branston Road High School
Tatenhill
Burton-upon-Trent

PLANNING STATEMENT

January 2016
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Chapter 1 – Introduction

1.1 This Planning Statement has been prepared to support a full planning application for a new high school, known as Branston Road High School, together with a new parent drop off and collection facility, playing fields, sports hall, and other associated works.

1.2 This Planning Statement has been prepared to consider the proposed development against the relevant planning considerations. Chapter 2 provides a description of the site and its surroundings area. Chapter 3 describes the development proposals in more detail. Chapter 4 outlines the need for a new high school in Burton-upon-Trent and the options appraisal that was carried out, which looked at a number of sites, and why they were discounted.

1.3 Chapter 5 summarises the pre-application consultations that have been carried out and Chapter 6 provides an overview of the planning policies that need to be considered. Chapter 7 provides an overall planning appraisal of the proposal and how it complies with the relevant policies in the NPPF, Local Plan and Neighbourhood Plan. Section 8 outlines the summary and conclusions in relation to the planning application. Finally, there are a number of appendices which outline in more detail the relevant policies contained in the National Planning Policy Framework (NPPF), East Staffordshire Local Plan and Tatenhill Neighbourhood Development Plan, as well as figures relating to forecast pupil projections up to September 2023.

1.4 This Planning Statement should be read in conjunction with the information submitted with the planning application including:

- Architectural Drawing package prepared by Entrust Support Services
- Environmental Statement prepared by Barton Wilmore LLP
- Design and Access Statement prepared by Entrust Support Services
- Transport Assessment and Travel Plan prepared by Amey plc
- On site Biodiversity survey prepared by Apex Ecology Ltd/Middlemarch Environmental Ltd and Amey plc
- Off site Biodiversity survey prepared by Amey plc
- Landscape and Visual Assessment (LVIA) prepared by FPCR Ltd
- Flood Risk Assessment and Drainage Report prepared by CWA
- On site Arboricultural Reports prepared by Tree Heritage Ltd
- Off site Arboricultural reports prepared by Amey plc
- Ground Investigation Report prepared by CWA
• External Lighting Assessment prepared by Couch Perry Wilkes

• Construction and Environmental Plan (CEMP) prepared by Seddon Construction Ltd

• Heritage Statement prepared by Archaeological Research Services Ltd

• Noise Assessment prepared by Pace Consult Ltd

• Statement of Community Involvement (SCI) prepared by Barton Wilmore LLP

• Burton-upon-Trent School Site Search published by AMEC Environmental and Infrastructure Ltd (July 2014)

• The Burton-upon-Trent School Planning Study published by Cambridge Education (October 2013)
2.1. The application site comprises 2 main areas – the proposed main school site to the north of Branston Road and the proposed new parent drop off and pick up area to the south of Branston Road – located on the southern edge of the village of Tatenhill, approximately 3 miles south-west of central Burton.

2.2. The main school site to the north of Branston Road is a Greenfield site and extends to approx. 24.5 acres, and includes the main school buildings, sports hall, and sports pitches, as well as staff and visitor parking and amenity open space areas. It is bounded to the south-west by Branston Road, to the north by residential properties, to the north-east by mature woodland and to the south-east by a public footpath and agricultural fields. The site lies at the foot of Battlestead Hill and is predominately flat. However, the site does slope up towards the wooded escarpment of Battlestead Hill. Currently the land is used for agricultural purposes. It is well defined by a number of mature hedgerows along the south-west and south-east boundaries fronting Branston Road, and mature woodland planting along the north-east boundary. Residential properties are located to the north of the site and also in the south-east corner of the site (Lawns Farm Cottage).

2.3. The proposed parent drop off and pick up area is similarly a Greenfield site located on approx. 5 acres land immediately to the south of Branston Road on agricultural land. This land is also well defined along its north-east and south-east boundaries by mature hedgerows fronting Branston Road. It is surrounded by predominantly agricultural fields.

2.4. The surrounding context to the proposed high school is a mixture of agricultural fields and residential properties. The centre of the village of Tatenhill is located approx. ¼ mile to the north and residential properties extend up to the northern boundary of the proposed high school site. Immediately to the north of the proposed site is Battlestead Hill, a mainly mature woodland area managed by the Woodland Trust.

2.5. The south and south-east of the proposed site is currently in agricultural use. However, outline planning consent was granted in January 2014 for a new large strategic housing development known as Branston Locks (formerly Lawns Farm). This comprises a development of around 2,500 houses and will include 50 acres of employment land and 50,000 square feet of retail and associated community facilities with a local centre.

2.6. Also to the south of the proposed school site is the proposed new site for Burton Rugby Club. This development comprises a new clubhouse including changing facilities, hospitality suites, grandstands and 8 full size and junior pitches. It is anticipated that the proposed parent drop off and pick up facility for the new school will be shared with the Rugby Club, who will be able to use this at evenings and weekends.

2.7. Land to the south-west and west of the proposed site is currently in agricultural use.
Chapter 3 – Development Proposals

3.1 The development proposals are for a new 1,440 place (8 Form Entry) secondary school for 11-18 year olds based. A Form of Entry relates to 30 places and the proposals are inclusive of post 16 provision for 240 places. The development proposals also including sports pitches (grassed) and sports hall; sports and recreation surfaces; car parking facilities; pupil and vehicular drop off and collection area; pedestrian, cyclist and vehicular ways; landscaping and green infrastructure; groundworks; drainage works; provision and/or upgrade of services and related media and apparatus; miscellaneous and ancillary development and associated engineering and other operations.

3.2 The building arrangements consist of two blocks – the main building at 3 storeys and a 2 storey sports hall. The teaching areas will be centred around the main, naturally lit atrium forming the main dining facility and circulation route. This is off the main entrance and will be a focal point within the school.

3.3 External works will provide compliant grassed sports pitches, hard surfaces for sports and recreation, and hard surfaces for staff and visitor parking and pedestrian access. Footpaths will be provided for general pedestrian connectivity to the wider area. The design is for a compact and efficient building form, reducing circulation distances and facilitating links between departments. The external building finish will be sympathetic to its surroundings but contemporary to reflect a 21st century school.

3.4 A parent drop off and pick up facility will be provided on land to the south of the proposed high school. This comprises a 210 space car park plus parking for up to 8 coaches. This area will be accessed off Branston Road by a new roundabout. There will be a dedicated pedestrian footway linking this area with the high school site. This is a shared facility in place of that which was going to be provided by Burton Rugby Football Club (BRFC) as part of their scheme. The County Council is looking to assist BRFC in bringing this forward and to have use during the am/pm school runs – it has moved position but should be of a similar size so their building footprint should not increase.

3.5 Further details regarding the main school site and the drop off and pick up facility is included in the Design and Access Statement which accompanies the planning application, as well as the suite of drawings submitted with the application.
Chapter 4 – Need for a High School and Options Appraisal

4.1 This chapter includes the assessment of need for the high school, why a new high school is required, what other options were considered and why this site was chosen, to address the requirements of Strategic Policy 10 in the East Staffordshire Local Plan, as outlined in Appendix 2.

4.2 **Needs Appraisal** - The Cambridge Education Study of October 2013, jointly commissioned by ESBC and SCC, and the AMEC Study of July 2014 reinforce the need for additional secondary school places from school enlargements and a brand new secondary school to the west of Burton. Both of these reports are included in the planning submission.

4.3 There is not enough opportunity to expand the capacity at existing Burton West secondary schools to meet the number of additional places needed from 2018. Therefore, a new school is proposed to ensure all pupils generated from the proposed new developments have a local school place available. The strategic response to increasing demand for school places is the provision of a suitable site at Branston Road, Tatenhill, for a new 11-18 secondary school that, subject to planning permission being granted, would be built to provide 8 Forms of Entry (FE) total capacity. This is 1,200 Year 7 to Year 11 places and 240 post-16 provision.

4.4 Using the primary school populations and East Staffordshire Borough Council housing trajectories, the latest forecast for secondary aged pupils in the west of Burton continue to justify the need for a secondary school. The secondary schools deemed to be in the area referred to as the west of Burton are The De Ferrers Academy, Paget High School and John Taylor High School. The new secondary school, is planned to open in September 2018 and will initially offer 210 places (Year 7 – 150; Year 8 – 30; Year 9 – 30). From September 2018 the number of places available at the school will increase in all year groups dependent on demand and it is unlikely to be fully occupied any earlier than 2022.

4.5 The need for new primary and secondary education facilities within the Borough is identified in the Infrastructure Delivery Plan (IDP) and supports the East Staffordshire Local Plan. The evidence supporting the IDP confirmed that a new secondary school would be required to the west of Burton. The Inspectors Report into the examination of the Local Plan confirmed in paragraph 138 that “...it was not practical for the submitted Plan to include a specific allocation for a secondary school, due largely to a lack of suitable urban sites. It is now established that a new secondary school will be required to serve increasing demand for school places west of Burton upon Trent and there is ongoing progress towards this provision”. Since this report was produced (2012) both the Cambridge Studies and AMEC studies have been published, and these 2 documents now form part of the adopted Local Plan evidence base. Both documents are included as part of the planning application submission.

4.7 During the latter stages of the Local Plan preparation it became evident through the AMEC Study that the potential suitable locations for a new school
were all outside the proposed settlement boundary. The matter was discussed during the Local Plan hearing sessions and the Inspector confirmed in paragraph 140 of his report that the principle of education infrastructure outside of settlement boundaries is acceptable in appropriate circumstances.

4.8 Paragraph 140 sets out the detailed justification for the proposed school, including overall need and site selection as follows: “It is important to ensure sufficient flexibility to avoid precluding any suitable and accessible greenfield site for additional schools, and a new secondary in particular, even those detached from settlement boundaries, given a known lack of suitable urban sites. This is achieved by way of additions to the wording and supporting text of SP10 itself by MM31 and MM32 in terms of school sites, ultimately chosen in conjunction by the LEA on the evidence of need, will be accessible for the need they are intended to serve. Despite concern that such proposals could be constrained by the terms of SP8 on development outside settlements, SP8 is itself adequately flexible in its criteria for permitting them in appropriate circumstances”. Details of how this proposal complies with Local Plan Policy SP8 (Development outside settlement boundaries) are outlined later in this Planning Statement.

4.9 The County Council must provide the site and all capital and revenue to deliver the new secondary school. It will be then be established as a Free School (Academy) and the sponsor will be chosen by the Regional Schools Commissioner, on behalf of the Secretary of State.

4.10 The Council will continually review the demand for places in line with actual housing completions, windfall developments and demographic changes so that the strategy of initially providing 8FE and a further 4FE by the end of the Local Plan period (2031) gives greater flexibility to respond to future demand. There is potential to accommodate the future growth by the expansion of secondary schools in Burton and this would be determined in cooperation with the 11-18 providers and other stakeholders, including ESBC.

4.11 Options Appraisal – AMEC were commissioned by jointly by the County Council and East Staffs Borough Council to look at possible sites for a new secondary school in Burton, and produced their findings in July 2014. The report concludes that there are no sites suitable for a new high school within the development boundary of Burton upon Trent as identified in the Local Plan. A total of fourteen sites were considered for a possible new secondary school and following a filtering process based on a selection criteria including topography and flood plain, a total of five sites were retained which included the following:

- Land north of Beamhill Road
- Land south of Henhurst Hill
- Land west of Hopley Road
- Land north of Henhurst Hill
- Land at Branston Road

The AMEC Study of July 2014, which is included as part of the planning submission, includes a plan showing the location of these five sites that were examined.
4.12 Three of these five sites were discounted due to a number of factors (refer to the AMEC Study).

4.13 Of the two final possibilities, sites that were considered as possible locations for a new secondary school included land off Henhurst Ridge and land off Branston Road, Tatenhill. The land off Henhurst Ridge has options on it from a consortium, and negotiations continue with the consortia which are likely to conclude in 2016. In the meantime a planning application has been submitted for the land off Branston Road.

4.14 Strategic Policy 10 of the Local Plan supports schemes for further education and for additional schools, providing they can demonstrate a need for the development and the proposals role within a wider strategy for education provision. This has been clearly defined in this chapter. To determine if the location of an education proposal is suitable, any proposals need to demonstrate that the location is accessible for the need for which it was intended. The suitability of this site and how it complies with Strategic Policies SP1, SP8 and SP10 is outlined later in this Planning Statement.
Chapter 5 – Pre-application Consultations

5.1 In preparing the planning application the applicant has undertaken pre-application consultation (PAD) in accordance with normal County Council procedure for Regulation 3 developments. This includes consultation with a number of stakeholders both internally and externally. There have also been a number of separate pre-application meetings with various consultees such as highways, environment, etc, to consider the project in more detail, and their recommendations have been taken on board as the design has developed. A Statement of Community Involvement (SCI) has also been submitted with the application.

5.2 Environmental considerations – the results of the PAD advised the importance of retaining the hedgerows, which are a Biodiversity Alert Site (BAS), where possible and also the presence of nearby Battlestead Hill as a Site of Biological Importance (BSI). Whilst the BAS and BSI will have important wildlife considerations the main field itself, excluding boundaries, is considered of low wildlife value although protected species may be present. A full ecological survey and assessment is required for the site, which should include adjacent sites and their possible use by protected species.

5.3 The Staffordshire Historical Environment Record (HER) does not record the presence of any archaeological remains across the site, it does identify considerable evidence for late prehistoric ceremonial and burial activity in the vicinity. A Heritage Statement is required to be submitted with the planning application.

5.4 The site falls within the landscape type Terrace Alluvial Lowlands in the Trent Valley Washlands. The location of the site, adjacent to the Branston Locks Lawns Farm development, has a bearing on consideration of the site layout. It will be essential to retain a degree of separation between these new developments and the village of Tatenhill and to minimise landscape and visual effects on Battlestead Hill and community woodland. A full Tree Survey is required and the site layout should favour retention of trees as site assets that provide immediate environmental benefits.

5.5 Green space (including sports pitches) should be located to the north and west of the site and retain and strengthen boundary vegetation to create buffers. Reinforcing the hedge planting on the frontage with Branston Road would help to maintain the sense of a rural approach to the village of Tatenhill.

5.6 Highway considerations - highway safety is considered of paramount importance and a number of highway improvements are required before this project can proceed. A full Transport Assessment incorporating a Travel Plan will need to accompany the planning application. One important consideration will be the need to provide adequate off-site parking for parent drop off and pick up, as well as coaches, to ensure that highway safety is not compromised. Also to ensure that there is adequate on-site parking for staff, students and visitors to the new school, in accordance with Local Plan parking standards.
5.7 **Sport England considerations** - Sport England has been involved in planning for growth in Burton upon Trent and has been working with the County Council to update its sports evidence base to ensure sporting infrastructure is provided to both address current deficits and increases in demand associated with population and housing growth.

5.8 The proposed new school offers a significant opportunity for partnership in relation to a proposed sports hub, immediately south of the site, and the development of a community sports hall. Sport England welcomes the opportunity to work with the County Council and other stakeholders in shaping the proposal to maximise the value of joint investment.

5.9 **Flood Risk considerations** - whilst the main site for the school is within Flood Zone 1 (low risk from flooding) the proposed car park south of Branston Road falls with Flood Zone 2/3. A full Flood Risk Assessment will be required to accompany the planning application.

5.10 **Public Information events** - with regard to consultation with the local community and residents living in the area there were two Public Information Events, at Tatenhill Village Hall on Monday 30th November 2015 (4-8pm) and also on Tuesday 1st December 2015 at Rykneld Primary School (4-8pm). As well as the display of detailed drawings, members of the Development Team were in attendance to answer questions. Response forms for feedback on the proposal were made available on the night for attendees to complete and return. The key issues arising from this community consultation event are included as part of the Statement of Community Involvement (SCI) submitted with the planning application.

5.11 **Parish Council involvement** - consultation meetings have also been held with both Tatenhill Parish Council and Branston Parish Council, and their views and suggestions have been taken on board as the design has developed.

5.12 **Consultation with East Staffordshire Borough Council** - a pre-application consultation meeting was held with East Staffordshire Borough Council planners on Monday 25th November 2015. The meeting highlighted the need to ensure that the application is policy compliant and meets the relevant policy requirements in the NPPF, East Staffordshire Local Plan and the Tatenhill Neighbourhood Development Plan. These are all dealt with in Chapter 7 of the Planning Statement. East Staffordshire Borough Council will be a consultee on the planning application.

5.13 **Consultation with Natural England** - a pre-application consultation request was submitted to Natural England on 18th November 2015. A response received on 25th November 2015 stated that the proposal is unlikely to be eligible for consideration under Natural England’s Discretionary Advice Service and that it does not appear that there will be any impact on statutory nature conservation sites.

5.14 **Consultation with Staffordshire Wildlife Trust** - a pre-application consultation request was submitted to Staffordshire Wildlife Trust in November 2015. The outcome of this initial consultation is currently awaited.
6.1 The following Development Plan policies are relevant to the consideration of this planning application.

6.2 National Planning Policy Framework (NPPF)

- Part 4 – “Promoting sustainable transport”
- Part 7 – “Requiring good design”
- Part 8 – “Promoting healthy communities”
- Part 11 – “Conserving and enhancing the natural environment”
- Part 12 – “Conserving and enhancing the historic environment”

6.3 East Staffordshire Local Plan (adopted 15 October 2015)

- Strategic Policy 1 – “East Staffordshire approach to sustainable development”
- Strategic Policy 8 – “Development outside settlement boundaries”
- Strategic Policy 10 – “Education infrastructure”
- Strategic Policy 22 – “Supporting communities locally”
- Strategic Policy 24 – “High quality design”
- Strategic Policy 25 – “Historic environment”
- Strategic Policy 26 – “National Forest”
- Strategic Policy 27 – “Climate change, water body management and flooding”
- Strategic Policy 29 – “Biodiversity and geodiversity”
- Strategic Policy 31 – “Green belt and strategic green gaps”
- Detailed Policy 1 – “Design of new developments”
- Detailed Policy 2 – “Designing in sustainable construction”
- Detailed Policy 7 – “Pollution”
- Detailed Policy 8 – “Tree protection”
6.4 **Tatenhill Neighbourhood Development Plan** - as well as those policies included within the approved Development Plan for the area, due consideration needs to be given to the emerging Tatenhill Neighbourhood Development Plan (TNDP). Work commenced on this Neighbourhood Plan back in 2012. It was subject to examination by an Inspector who recommended a number of changes in his report published in September 2014. Whilst most of these changes were incorporated into the document others were not agreed by the Parish Council. A second Neighbourhood Plan document was submitted to East Staffordshire Borough Council in July 2015 and was subject to a further round of community consultation over a six week period from 19 August 2015. This document has now been subject to further examination by an Inspector who has suggested a number of changes. Once these changes have been agreed then it will proceed to referendum and will eventually become part of the adopted Development Plan for the area.

6.5 One important change recommended by the Inspector is the removal of the land north and south of Branston Road as Local Green Space (Policy LC2). The land was originally included as Local Green Space to prevent further coalescence of the urban area with Tatenhill village and to provide a “green buffer”. The Inspector concludes that: “there is little in the way of compelling evidence to demonstrate that land to the north and south of Branston Road is, in the context of the Framework, demonstrably special and locally significant. For all of the reasons set out above, the proposed designation of the two sites as Local Green Space does not meet the basic conditions”. He further recommends that the fourth and fifth bullet points are deleted, and that the land to the north and south of Branston Road is not designated as Local Green Space. Whilst Policy LC2 has been thrown out by the Inspector, the design of the new High School has respected the need to retain as much open space as possible between the village and the new Branston Locks housing development.

6.6 Those policies in the July 2015 submission of the Neighbourhood Plan that are currently relevant to this planning application are:

- SP1 – “Settlements (General Principles of Development)”
- SP2 – “Landscape Features”
- SP3 – “Contextually Responsive Design” (design that fits in with its surroundings)
- SP4 – “Sustainability and climate change”
- RT1 – “Footways/bridleway/cycle paths”
- RT3 – “Recreation and Sports Pitches”
- LC1 – “Key Views and Vistas”
• LC2 – “Local Green Spaces”
• LC3 – “National Forest and Green and Blue Infrastructure”
• DC1 – “Design in Conservation Areas”
• IN1 – “Community Buildings”
• IN2 – “Highways Safety”

6.7 Details of all the above policies are outlined in Appendices 1, 2 and 3 in the Planning Statement. Details on how the proposed new school and associated works are compliant with these policies are contained within Chapter 7 of the Planning Statement (Planning Appraisal).

6.8 “Planning for schools development” - also relevant to this application is the Ministerial Policy statement “Planning for schools development” published in 2011. This sets out a presumption in favour of development of state funded schools and that applications should be approved wherever possible, and expands on the NPPF’s presumption in favour of state-funded schools. It states that local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions, and the answer to development proposals should wherever possible be “yes”. This Policy Statement is included within Appendix 1.
Chapter 7 – Planning Assessment

7.1 This chapter looks at the merits of the planning application and how the school proposal will meet the requirements of the relevant NPPF policies, the relevant East Staffordshire Local Plan policies, and the Tatenhill Neighbourhood Plan policies.

7.2 The starting point for considering the merits of the planning application is Section 38(6) of the Planning and Compulsory Purchase Act 2004. This requires that where regard is to be had to the Development Plan, planning applications must be made in accordance with that Plan unless material considerations indicate otherwise. Material considerations include the National Planning Policy Framework (NPPF) which sets out a presumption in favour of sustainable development, the East Staffordshire Local Plan (adopted 15 October 2015) and the Tatenhill Neighbourhood Plan, which has recently been through a second examination by an Inspector.

7.3 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

7.4 Having had regard to the Development Plan and other material considerations identified, the key planning issues arising from the application are:

- The principle of development in view of the presumption in favour of sustainable development, and the support for the provision of new school infrastructure.
- Impact on the open green space and Landscape Strategy
- Highway and access issues.
- Design considerations.
- Sustainability.

7.5 The following sections of this statement consider these issues in turn.

Principle of development and presumption in favour

7.6 The key planning policy documents relevant to the determination of the application are the NPPF, the East Staffordshire Local Plan, and the Tatenhill Neighbourhood Plan. Paragraph 14 of the NPPF applies a strong presumption in favour of sustainable economic development and requires decision takers to approve such developments without delay. The NPPF also places great importance on the need to ensure sufficient school places are available to meet the needs of existing and new communities, and places significant weight on the need to create, expand or alter schools.
7.7 Part 8 of the NPPF looks at the role of the planning system in promoting healthy communities, and in particular the provision of sports, recreational and cultural facilities. Paragraph 72 is of particular importance as it states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools.

7.8 Strategic Policy 8 (SP8) of the Local Plan considers development outside settlement boundaries. Clearly the proposal for the new High School is outside the settlement boundary for Burton, but this policy outlines a number of exceptions where development can be permitted. The school proposal falls into the category of infrastructure development where there is an overriding need for the development to be located in the countryside. The proposed new High School will be adjacent to the settlement boundary and close to the new houses that the school will serve at Branston Locks. The proposed development will not have an adverse impact on the transport and highway network. The AMEC study also concludes that there is a clear lack of any alternative sites within the settlement boundary for Burton.

7.9 Strategic Policy 10 (SP10) of the newly adopted East Staffordshire Local Plan considers the need for education infrastructure within the Borough. It states that the Borough Council will work in partnership with the County Council and Academies to provide additional school accommodation, including extensions and new schools. Any additional schools are required to demonstrate the need for the development along with its role in the wider strategy for education provision. This is clearly demonstrated in Chapter 4 of the Planning Statement (needs appraisal and options appraisal).

7.10 To determine if an education proposal is suitable, applications will need to demonstrate that the location is sustainable and accessible for the need it is intended to meet. This is clearly demonstrated later in this Chapter, under highways and access issues. Strategic Policy 1 (SP1) of the Local Plan sets out the framework for assessing suitability and impacts, and proposals must meet a number of criteria set out in this policy. It is considered that the proposals for the new high school are compliant with SP1 in that the new school has good links to the existing strategic highways network, particularly the links to the A38. The new school will be safe to walk and cycle to with a number of new footpaths and cycleways to be created, particularly linking up with the proposed new housing development at Branston Locks.

7.11 The school proposals enhance the existing green infrastructure by providing a large area of school playing fields and sports pitches, as well as amenity open space and car parking, which ensures that around 75-80% of this greenfield site remains open. The new school has been designed to be energy efficient with renewable energy technologies incorporated into the design of the school. There is no unacceptable flood risk, which is evidenced by the Flood Risk Assessment, and the new high school uses Sustainable Drainage Systems (SUDS) where appropriate. The project also enhances the biodiversity of the area and helps to increase tree cover in this important part
of the National Forest. It is proposed that the scheme will use locally sourced materials wherever possible.

7.12 The emerging Tatenhill Neighbourhood Plan includes a policy that mirrors the policy in the East Staffordshire Local Plan. Policy SP1 recognises the importance of Tatenhill and Rangemore as community hubs. The new high school will contribute towards the improvement of Parish services and community facilities by providing a sports hall and associated sports pitches and MUGA’s, which will be available for general community use outside of school hours, which this policy supports. Policy IN1 of the Neighbourhood Plan supports the diversification of community buildings and associated land. The new school will be easily accessible on foot and by cycle, which this policy supports. Planning applications for buildings with a mixture of uses, such as that provided by the new high school, will be looked upon favourable.

Impact on the open green space and Landscape Strategy

7.13 The proposed site for the high school is adjacent to the heavily wooded Battlestead Hill and a major tree belt extending to Lawns Farm Cottage on the eastern boundary. The site slopes gently up from the south-east to the north-west, with a steeper bank on the northern boundary.

7.14 The site will comprise of a three storey main school building, a two storey sports hall, as well as hard standings for staff and visitor parking and areas of amenity open space. The open nature of this land will be retained as far as possible, with approximately 75% of the site being kept free of buildings, as either playing field, car parking or amenity open space.

7.15 A number of relevant studies and reports have been completed and submitted with the planning application that consider the impact of the proposed new high school on both the natural and historic environment. Paragraph 118 of the NPPF states that planning authorities should aim to conserve and enhance biodiversity by applying a number of principles. This includes reducing the potential harm resulting from any development, encouraging opportunities to incorporate biodiversity in and around a development, and avoiding loss of irreplaceable habitats including ancient woodland. No impact on European or UK statutory nature conservation sites are anticipated as a result of this proposed development. Also there is no loss of irreplaceable habitats, including ancient woodland or veteran trees, resulting from the building of a high school on this site.

7.16 The site has been subject to baseline ecological surveys to allow the presence of sensitive ecological receptors to be assessed. The findings of these surveys have informed an assessment of the potential ecological impacts associated with the proposed development, and ecological input has been provided into the development design, and in particular the landscaping scheme. Ecological input to design has been based on the mitigation hierarchy outlined in Paragraph 118 of Part 11 of the NPPF, wherein significant ecological effects are avoided in the first instance, and mitigated/compensated for where avoidance is not possible. Opportunities for ecological enhancement have also been incorporated into the scheme design where viable.
7.17 Paragraphs 123 and 124 of the NPPF state that decisions should aim to avoid noise giving rise to adverse impacts on health and the quality of life as a result of new development, and also encouraging good design and limiting the impact of light pollution from artificial light on local amenity. Ecological input has been provided into the design of the lighting scheme for the development. The proposed lighting strategy has been informed by the best practice principles detailed in “Landscape and Urban Design for Bats and Biodiversity” (Gunnell et al, 2012).

7.18 Strategic Policy 26 (SP26) of the East Staffordshire Local Plan supports the implementation of the National Forest Strategy 2014-2024. Developments should contribute towards the creation of the Forest by providing on-site or nearby landscaping that meets the National Forest development planting guidelines. The new high school development includes new native woodland planting that has been incorporated into the landscaping scheme. New planting has been designed to buffer and protect existing boundary woodland habitat. The landscape design also includes other habitat types typically found in association with woodland, including native species hedgerow and wildflower grassland. The landscaping proposals will retain and strengthen green connectivity through the site by retaining and enhancing important green infrastructure features (eg boundary woodland).

7.19 Strategic Policy 29 (SP29) of the Local Plan seeks to protect, maintain and enhance the biodiversity and geodiversity of the Borough through a number of measures. These include ensuring that any development retains, protects and enhances features of biological or geological interest, produces a net gain in biodiversity, supports developments with multi-functional benefits, particularly those relating to health, education, social inclusion and environmental protection.

7.20 The new high school development has been designed to retain and protect important biodiversity features, eg woodland edges, unless impacts are unavoidable to allow the development to proceed (eg loss of parts of the roadside hedgerow along Branston Road, which is designated as a non-statutory nature conservation site). Where impacts on notable habitats are anticipated, mitigation has been incorporated into the landscape design (eg there is a predicted net gain of native hedgerow as a result of the development).

7.21 The proposed development will predominantly be focused within highly managed arable land that is of low intrinsic value. The site falls under the ‘River Gravels’ Ecosystem Action Plan produced by the Staffordshire Biodiversity Partnership, and the landscaping proposals will contribute to the following targets associated with this EAP:

- Hedgerows - achieve a net increase in the length of hedgerows.
- Native woodland - creation of broadleaved woodland.

The landscaping also includes creation of native wildflower grassland, which will provide a biodiversity enhancement compared to the existing habitat, eg by providing a valuable nectar source for invertebrates.
7.22 No significant adverse effects European or UK statutory nature conservation sites are predicted. There will be a direct impact on parts of the non-statutory Branston Road Biodiversity Alert Site, however this is unavoidable to allow the proposed development to be delivered, and has been mitigated for within the landscaping design to ensure a net gain in native hedgerow resource as a result of the development.

7.23 Detailed Policy 8 of the Local Plan outlines the need to retain protected trees. The felling of protected trees will only be allowed in certain circumstances. Any development should retain as many trees as possible on site which are of value. Where tree removals are exceptionally agreed, a greater number of replacements will be expected. Existing boundary woodland within the proposed development will be retained and protected, and the landscaping proposals for the site include the creation of areas of new native woodland habitat.

7.24 The Tatenhill Neighbourhood Plan includes Policy SP2 relating to landscape features, and new development outside of the village will be subject to meeting a number of criteria to protect and enhance landscape character. These criteria include ensuring that views enclosed by woodland should be retained/enhanced/created, new boundaries should utilise softer features such as tree lined native hedges where possible, and scattered trees and copses should be replicated in any design. The landscaping strategy for the high school includes the creation of new native woodland and wildflower grassland, and will result in a net gain of native hedgerow. Some loss of existing hedgerow habitat along Branston Lane is unavoidable to allow the required highway realignment, however this will be mitigated for.

7.25 Policy LC3 supports the aims of the National Forest which includes planting of new woodland to preserve, enhance and restore landscape character and to provide additional recreational opportunities. Development which promotes the National Forest’s objectives will be looked on favourably, and the Neighbourhood Plan supports planning applications which contribute towards the overall biodiversity and green and blue infrastructure network within the parish, including hedgerows, ponds and watercourses. The landscaping scheme will include the creation of new native woodland habitat, in addition to other valuable habitat types including wildflower grassland and native hedgerow.

**Highways and access issues**

7.26 Part 4 of the NPPF considers sustainable transport, and how transport policies have an important role to play in facilitating sustainable development, as well as contributing to the wider sustainability and health objectives. The Transport Assessment (TA) and Framework Travel Plan (FTP) both outline the proposed measures that will encourage travel by sustainable transport. These include significant infrastructure improvements including connectivity for pedestrians and cyclists from all directions to the school, including shared use footways, crossing points, street lighting, and traffic calming and reduced speed limits. The FTP suggests a package of measures (incentives and
disincentives) aimed at promoting sustainable travel by the occupier(s) of the site, with an emphasis on reducing reliance on car travel, including both single occupancy car travel by staff and visitors and use of cars by parents to transport students to the school.

7.27 Strategic Policy 35 (SP35) of the East Staffordshire Local Plan considers that any new development must ensure that any new development must be supported by effective transport infrastructure and designed in a way that reduces the need and desire to travel by car through encouraging the use of public transport, walking, cycling and rail travel. The evidence of this is outlined in the preceding paragraph and within the TA and FTP.

7.28 Policy RT1 of the Tatenhill Neighbourhood Plan states that support will be given for new development which seeks to improve footpath and cycle connections within the Parish. Developments may contribute by delivering new footpaths on or adjacent to their application site. The proposed scheme provides physical infrastructure by way of new footways and shared use footways/cycleways between Tatenhill and the proposed school site, and then beyond to link up with the existing NCN Route 54 and the underpass of the A38 at Branston Interchange. The TA also includes consideration for improved gateway features on the approach to Tatenhill village and options for traffic calming within the village main street. It is thus considered that the proposal for the new high school accords with this policy.

7.29 Policy IN2 of the Tatenhill Neighbourhood Plan states that it will support development which seeks to deliver improvements to highways safety within the parish, and specifically within the conservation areas and outside of Rangemore School. The proposed scheme provides various measures to improve highway safety in the vicinity of the school and suggests various possible highway improvements to be consulted upon for Tatenhill village and the link to Rangemore. The TA highlights mitigation measures including reduced speed limits, gateway treatments, pedestrian crossing facilities, visual and physical traffic calming measures. It is considered that the proposals are also compliant with this policy.

Design considerations

7.30 Part 7 of the NPPF states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

7.31 The conceptual design and analysis tested several building forms that could evolve into a viable proposal for the school building arrangement; the process was initiated with reference to proven plan solutions published by the EFA in their baseline design guides and Building Bulletin 103.
7.32 The selected build model was re-evaluated in order to satisfy the brief in response to pre-application discussions and to align it with, for example, Central Government guidelines and best practise, internal faculty arrangements and curriculum delivery plus potential future expansion possibilities. The proposals offer the most efficient build type in a simple uncomplicated plan form with the sports hall block as an independent unit in order to maintain consistent roof lines for each and a disconnect to moderate the overall mass of the building. The building is set back as far as reasonable from the road edge and south boundary to allow natural perspective to also diminish its profile, mass and to allow the building to ‘nestle’ in the landscape and lessen its imposition against the backdrop of Battlestead Hill. New tree planting to the fore of the building will further enhance this perspective and allow the new landscape, the subdued building colour palette and texture to interact with each other. This strategy also suggests that the new development is the introductory building when entering Burton from Tatenhill and on the border of the urban area and rural countryside.

7.33 Para 61 of the NPPF states that planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. The proposal has been considered in a dual aspect that is to respond to its rural setting during its immediate future and that of a long term inclusion as part of the prospect of urban expansion of Burton upon Trent. This in the main part will be answered through site wide organisation of the proposals for example; extending the public interface to connect with future developments at Branston Locks and the existing built up areas of Tatenhill village and Branston to the south.

7.34 Para 63 of the NPPF states that great weights should be given to outstanding or innovative designs which help raise the standard of design more generally in the area. The design of the new building and its specifics were directly attuned to a proven model published by the EFA, however in anticipation of future expansion the building plan form evolved into a more hybrid design where the objective is for any expansion to occur in single linked entity that allows the faculty organisations to extend seamlessly and to avoid a series of unrelated extensions occurring all over the building perimeter. This approach will retain the architectural integrity for the future. The innovation occurs in the complex planning of internal spatial arrangements and room adjacencies and creating spatial drama in the areas of vertical circulation.

7.35 Para 64 of the NPPF states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The proposals will be designed to the highest quality allowed by budget constraints. A holistic approach to this design incorporates a tailored landscape design that responds to public consultations, site constraints and ecological reports. The concept for the public space to the front of the school is about the arrival at the school similarly the internal building arrangements are centred around plan efficiency and open, full height vertical movement nodes internally. The selection of external materials has been through a considered process in order to respond to landscape, sustainable design and building purpose.
7.36 Para 66 of the NPPF requires applicants to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably. Consultations have taken place with Tatenhill Parish Council on 3 occasions and the proposals have been presented to the public generally at 2 events held in Branston and Tatenhill. These meetings and presentations were voluntary to ensure public awareness at an early stage in the project and are supplementary to the consultations with planning authorities. Additionally project details have been published on the SCC website.

7.37 Strategic Policy 24 of the Local Plan requires a high quality design and any development must contribute positively to the area in which they are proposed. To help create a sense of place the site strategy places the building footprint towards the back of the site. This allows for a wide, tree lined boulevard type pedestrian access that will create a sense of arrival at the school, which extends into the pupil drop off area and crosses Branston Road. The crossing here will be an extension of the boulevard and will give priority to the pedestrian, in conjunction with signalised crossing arrangements by highways approved standards, as part of the highway strategy to reduce traffic speeds along Branston Road.

7.38 The new high school helps provide a safe community, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages. The “Secured By Design [SBD] 2014, For New Schools” document was consulted during the design process. The development will have a secure perimeter boundary, and it will also incorporate controlled access at the site entrance and the building entrance. Passive surveillance will be difficult to achieve due to its location however simple plan forms will assist in general surveillance across the site. Public space to the front of site, just off Branston Road should receive a reasonable level of passive surveillance more so post construction of Branston Locks. The site will have a single point of entry to minimise ‘weak spots’ in the perimeter, it is proposed that key areas will receive CCTV monitoring.

7.39 The design of the new high school helps to reinforce character and identity, through local distinctiveness. Local planning guides have been consulted through the design process for the high school and incorporated where appropriate. By virtue of its presence and the architectural design responses incorporated including the use of locally sourced materials such as Staffordshire clay facing brickwork and timber. The proposals will create a new high quality identity for this area of development.

7.40 The new high school will aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists. The strategy will include for enhanced and improved pedestrian connectivity with wide, lit foot/cycle paths that connect Tatenhill village to the west, the existing cycle paths to the east and 2 new routes to the south connecting with existing routes in Branston.
7.41 Green infrastructure assets are retained and enhanced within the development. In response to Parish comments the site strategy retains a green separation in the form of sports pitches between the village periphery and the school buildings. A green ecological buffer will be provided around the perimeter of the site in conjunction with landscaped areas and ‘green’ peninsulas of trees that penetrate the site from the foot of Battlestead Hill to break up the hard edges of the site and feather the existing woodland into the school site.

7.42 The design of the new high school presents an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces. The concept for the public space to the front of the school is about the pedestrian arrival at the school and accordingly the spatial treatments have been considered in the treatment of that public/semi-public space and how it affects the existing Lawns Cottage and connects with the Branston Locks Development.

7.43 Strategic Policy 24 (SP24) of the Local Plan required developments to be adaptable in order to enable a change of uses where this is possible. The new building and its specifics were directly attuned to a proven model published by the Education Funding Agency (EFA). However in anticipation of future expansion the building plan form evolved into a more hybrid design where the objective is for any expansion to occur in single linked entity that allows the faculty organisations to extend seamlessly and to avoid a series of unrelated extensions occurring all over the building perimeter. This approach will retain the architectural integrity for the future. Internal walls are easily demountable type and the layout offers flexibly in spatial arrangements should the need arise.

7.44 The site is within the National Forest and the design reflects the character of the Forest through street tree planting, and also showcasing timber in its building construction. In response to initial feedback from The National Forest Company consultation the project has incorporated woodland planting along the northern boundary of the site on the slope between the football pitches and the site boundary. Woodland planting could also be incorporated along the eastern boundary to buffer the woodland with ecological interest to the rear of Lawns Farm Cottage. The proposals also incorporate a series of small copses and wooded peninsulas, to visually break up the school’s green space it also includes ecologically designed areas, for sustainable drainage and planting guidelines will be considered as stipulated in Guide for Developers and Planners, chapter 3. Whole site tree planting will be specified in accordance with Strategic Policy 24 - landscape planting plus timber cladding to the building aesthetics. Designs will also consider the views from Battlestead Hill.
7.45 The new high school will minimise the production of carbon through sustainable construction and reuse of materials where possible and promote the use of renewable energy source technology solutions where possible. For the construction phase, an Environmental Policy for the project will be drawn up by the contractor as defined by ISO 14001 to form a Construction Environmental Management Plan. At present no renewable energy technologies have been incorporated however the project will be compliant with SCC climate change strategy, Green Shoots scheme. Further details concerning sustainability are included later in this chapter.

7.46 The design of the new high school has also taken into account Detailed Policy 1 of the Local Plan (Design of New Development). Planning permission will normally be granted for development which responds positively to the context of the surrounding area and in itself exhibits a high quality of design and is compliant with the East Staffordshire Design Guide (or any superseding document). Account has been taken in the design of the layout of the development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area including the pattern of settlements. An analysis of the site and the findings from preliminary consultations with the Parish Council, surveys, building services, adjacent developments, highways and precedent studies contributed in the initial site development. A rigorous test of various locations of the building on the site were undertaken with the main focus on suitable highway access, interface of public and private space as part of the pedestrian arrival to the school and maintaining a maximum area of green space between the periphery of Tatenhill village and the new building. Also considered was the position of the building in relation to Battlestead Hill and Lawns Cottage, to maintain a coherent external sports facility, car park and the maximum retention of existing hedgerows. In order to satisfy a parent vehicle trip strategy an additional area of land has been incorporated into the overall site arrangements to mitigate potential vehicular problems at peak times. This has been unified with the highway strategy, pedestrian connectivity and pedestrian arrival at the school entrance, and pupil drop off/collection.

7.47 The design respects the views of Battlestead Hill and thus responds to the historic environment context and conserves and enhances the heritage assets and their setting.

7.48 A holistic approach to this design incorporates a tailored landscape design that responds to public consultations, site constraints and ecological reports. The concept for the public space to the front of the school is about the arrival at the school similarly the internal building arrangements are centred around plan efficiency and open, full height vertical movement nodes internally. The selection of external materials has been through a considered process in order to respond to landscape, sustainable design and building purpose.
7.49 The proposal makes adequate provision for the parking/storage of cycles. The project follows the ESBC adopted parking standards and incorporates DoE planning standards where necessary to ensure compliant parking. In order to strategize for pupil drop off and collection, an additional area is to be provided for this purpose. It will consist of soft granular surface in the main and will incorporate tree planting and landscaping. The layout will also incorporate a ‘lay by’ arrangement to allow drop off or bus parking. It is envisaged that the layout in conjunction with the new roundabout junction on Branston Road will allow a steady flow of traffic at peak times. This facility will be used for 6th form parking and visitors.

7.50 The proposal has also taken into account policies in the Tatenhill Neighbourhood Plan. Policy SP1 (Contextually Responsive Design) requires that development proposals should be designed to fit in with their surroundings. Proposals should take into account the East Staffordshire Design Guide 2008 and the Tatenhill Parish Design Guide. Development will be supported, subject to it being part of a high quality, contextually responsive design, and subject to the other policies of this Plan. The proposal is considered to satisfy this policy and the details are included in previous paragraphs.

7.51 Policy DC1 of the Neighbourhood Plan relates to developments with Conservation Areas. Although the proposed new high school is not within a Conservation Area, it does affect the setting of the Tatenhill Conservation Area. New developments should be appropriate in scale and mass for the local area. The concept and design of the proposed development have been rigorously assessed in relation to the local area and have been measured in relation to the wider development of south-west Burton, including Centrum 100 and Branston Locks, where large educational infrastructure projects are common place with an urban context. The site strategy responds to the need for a green space separation between village edge and the proposed development which is achieved through landscape and placement.

7.52 Any new development should seek to deliver some of the locally distinctive details which are responsible for the area’s character, including decorative roof details and finials, brick and stone banding, and in many cases porches, and to that end relying on the varied architectural vernacular of Tatenhill village may be difficult for a proposal of this type. However, a study of material and proportional elements in the village has suggested the use of texture and restrained colours to the elevations and the use of proportionally sized windows and apertures along with natural materials such as timber and clay facing brickwork to respond to the adjacent village and rural contexts; done in such a way as to be clearly contemporary that links in with the existing and expanding urban context of this district of south-west Burton.

**Sustainability**

7.53 The proposed design has been developed to deliver an energy efficient building and services that meet the needs of the building users, is responsive to the external climate, and has minimal carbon footprint. The building meets an enhanced reduction of carbon dioxide emissions to comply with the 2013 edition of Part L of the Building Regulations.
7.54 Strategic Policy 1 (SP1) of the Local Plan requires developments to
demonstrate the principles of sustainable development and will be assessed
against a presumption in favour of sustainable development. The proposed
design accords with Policy SP1 in that it has good links to the existing
highways network, especially the A38 and provides good cycle and walkways
for parents to use from all directions (see Transport Assessment), making it
safe to walk, cycle and travel by public transport to the new school.

7.55 The design of the proposed development has taken into Account ecological
input and incorporates a number of habitat features that will be a benefit to
biodiversity. The development proposals will retain and enhance green
infrastructure e.g. by protecting and enhancing native broadleaved woodland
habitat and by achieving a net gain in native hedgerow.

7.56 Strategic Policy 28 (SP28) of the Local Plan states that Councils will promote
and encourage all new technologies and types of renewable and low carbon
energy generation. Sustainable Drainage Systems (SUDS) will be used
throughout the site. Energy efficient considerations and renewable energy
technologies are incorporated within the design. Good natural daylight is
essential in providing a low energy building and in general the building will
provide a minimum of 40% glazing to the surface area of the external walls.
Heat Recovery will generally be via plate heat exchangers to reclaim heat and
contribute to pre-tempering of the fresh air supply to classrooms. Further
details are included in the Design and Access Statement and Sustainability
Statement.

7.57 The efficient operation and monitoring of the buildings environmental services
will be through the provision of an integral intelligent BMS system. It is also
proposed that solar panels will be provided on the roof to assist with the
buildings energy credentials. Rain Water harvesting has also been consider
for the new school. The new school will also use locally sourced, sustainable
construction materials where possible (see Design and Access Statement).

7.58 Strategic Policy 4 of the Neighbourhood Plan states that it supports
development proposals which take the opportunity to mitigate and/or reduce
the impact of climate change and uphold the principles of sustainable
development as set out in the NPPF. Subject to other policies in the Plan,
sustainable buildings and sustainable forms of construction will be supported.
Proposals should also maximise energy efficiency.

7.59 The design of the new school demonstrates that consideration has been given
to delivering an energy efficient building and services that meets the needs of
the building users, has a minimal carbon footprint, and is responsive to
external climate. More details concerning these are contained in the Design
and Access Statement and other documents submitted with the application.
Chapter 8 – Summary and Conclusions

8.1 The Cabinet (Staffordshire County Council) has submitted a full planning application for a new high school and associated works on land at Branston Road, Tatenhill. This proposal includes a three storey main school building, a two storey sports hall, a number of grassed pitches, hard surfaced sports areas (MUGA), staff and visitor parking, as well as a parent drop off and collection car park/coach park to the south of Branston Road.

8.2 This Greenfield site is located immediately south of the village of Branston and is approximately three miles from the centre of Burton upon Trent. It is currently in agricultural use with residential properties to the north-west and south-east corner of the site. It has good access to the main A38 and will be well served with both pedestrian and cycle connections.

8.3 The statutory Development Plan for the area is the East Staffordshire Local Plan (adopted 15 October 2015). The NPPF is also a material consideration, in particular the presumption in favour of sustainable development and there is strong policy support for new school infrastructure.

8.4 The emerging Tatenhill Neighbourhood Plan has recently been through a second examination and the Inspector’s Report has just been published. If the Inspector’s findings are accepted by the local community, the Plan will go forward for referendum, and if supported, will become part of the Development Plan for the area.

8.5 The analysis that has been undertaken as part of this Planning Statement, as well as the need that has been demonstrated for a new high school in Burton upon Trent, has demonstrated that the development fully accords with the Development Plan and with the NPPF. It demonstrates that there are no overriding matters of a technical nature that would outweigh the presumption in favour of a sustainable development on this site.

8.6 In conclusion, it is considered that the development of a new high school represents sustainable economic development. Government policy encourages planning authorities to adopt a positive and constructive approach towards such planning applications and requires that planning applications that secure sustainable growth should be treated favourably. Under the terms of the NPPF, there is a clear presumption in favour of approving such a development here.

A. **NPPF Policies**

**Part 4 - Promoting sustainable transport**

29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.

30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.

31. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.

32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure.

- Safe and suitable access to the site can be achieved for all people.

- Improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

33. When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and emergency service needs. Plans should take account of this framework as well as the principles set out
in the relevant national policy statements and the Government Framework for UK Aviation.

34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this framework, particularly in rural areas.

35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:

- Accommodate the efficient delivery of goods and supplies.
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones.
- Incorporate facilities for charging plug-in and other ultra-low emission vehicles.
- Consider the needs of people with disabilities by all modes of transport.

36. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.

37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

38. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.

39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- The accessibility of the development.
- The type, mix and use of development.
- The availability of and opportunities for public transport.
- Local car ownership levels.
• An overall need to reduce the use of high-emission vehicles.

40. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate.

41. Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.

Part 7- Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

• Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

• Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.

• Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks.

• Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

• Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

• Are visually attractive as a result of good architecture and appropriate landscaping.
Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal’s economic, social and environmental benefits).

Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.
67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority’s detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements, local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.

Part 8 - Promoting healthy communities

69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:

- Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity.

- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.
70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.

- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

71. Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter schools.

- Work with schools promoters to identify and resolve key planning issues before applications are submitted.

73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.
74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- 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

- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.

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.

- 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.

Part 11 - Conserving and enhancing the natural environment (paragraphs 117, 118, 123, 125)

117. To minimise impacts on biodiversity and geodiversity, planning policies should:
Plan for biodiversity at a landscape-scale across local authority boundaries.

Identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation.

Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan.

Aim to prevent harm to geological conservation interests.

Where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.

118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest.

- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.

- Opportunities to incorporate biodiversity in and around developments should be encouraged.

- Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
• The following wildlife sites should be given the same protection as European sites:

— potential Special Protection Areas and possible Special Areas of Conservation;

— listed or proposed Ramsar sites; and

— sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

123. Planning policies and decisions should aim to:

• Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.

• Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions.

• Recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

• Identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation

Part 12 - Conserving and enhancing the historic environment

126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

• The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

• The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
● The desirability of new development making a positive contribution to local character and distinctiveness.

● Opportunities to draw on the contribution made by the historic environment to the character of a place.

127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

131. In determining planning applications, local planning authorities should take account of:

● The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

● The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.

● The desirability of new development making a positive contribution to local character and distinctiveness.
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site.
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.


The Secretary of State for Communities and Local Government (Mr Eric Pickles) and the Secretary of State for Education (Mr Michael Gove) wish to set out the Government’s commitment to support the development of state-funded schools and their delivery through the planning system. This statement supersedes the Statement of 26 July 2010.

The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards. For instance, creating free schools remains one of the Government’s flagship policies, enabling parents, teachers, charities and faith organisations to use their new freedoms to establish state-funded schools and make a real difference in their communities. By increasing both the number of school places and the choice of state-funded schools, we can raise educational standards and so transform children’s lives by helping them to reach their full potential.
It is the Government’s view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, “yes”.

The Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:

**There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework. Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions.** The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.

Local authorities should make full use of their planning powers to support state-funded schools applications. This should include engaging in pre-application discussions with promoters to foster a collaborative approach to applications and, where necessary, the use of planning obligations to help to mitigate adverse impacts and help deliver development that has a positive impact on the community.

Local authorities should only impose conditions that clearly and demonstrably meet the tests set out in Circular 11/95. Planning conditions should only be those absolutely necessary to making the development acceptable in planning terms.

Local authorities should ensure that the process for submitting and determining state-funded schools’ applications is as streamlined as possible, and in particular be proportionate in the information sought from applicants. For instance, in the case of free schools, authorities may choose to use the information already contained in the free school provider’s application to the Department for Education to help limit additional information requirements.

A refusal of any application for a state-funded school, or the imposition of conditions, will have to be clearly justified by the local planning authority. Given the strong policy support for improving state education, the Secretary of State will be minded to consider such a refusal or imposition of conditions to be unreasonable conduct, unless it is supported by clear and cogent evidence.

Appeals against any refusals of planning permission for state-funded schools should be treated as a priority. Where permission is refused and an appeal made, the Secretary of State will prioritise the resolution of such appeals as a matter of urgency in line with the priority the Government places on state education.

Where a local planning authority refuses planning permission for a state-funded school, the Secretary of State will consider carefully whether to recover for his own determination appeals against the refusal of planning permission.
This statement applies to both change of use development and operational development necessary to the operational needs of the school.

The Government is today publishing a summary of the responses to its consultation, *Planning for Schools Development*, and will continue to explore whether there is further scope and need for the planning system to do more to support state-funded schools, and in particular, free schools in the future.
STRATEGIC POLICY 1 – “East Staffordshire Approach to Sustainable Development”

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

In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles depending on the type of application or development proposed:

- located on, or with good links to, the strategic highway network, and should not result in vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside;
- it is convenient and safe to walk, cycle and travel by public transport between (and for larger sites, around) the site and existing homes, workplaces, shops, education, health, recreation, leisure, and community facilities and between any new on-site provision;
- retains, enhances, expands and connects existing green infrastructure assets into networks within the site and within the wider landscape; setting and historic landscape character.
- re-uses existing buildings where this is practicable and desirable in terms of the contribution the buildings make to their setting integrated with the character of the landscape and townscape, provides for archaeological investigation where this is appropriate and conserves and enhances buildings of heritage importance, designed to protect the amenity of the occupiers of residential properties nearby, and any future occupiers of the development through good design and landscaping;
- high quality design which incorporates energy efficient considerations and renewable energy technologies;
- developed without incurring unacceptable flood risk or drainage problems and uses Sustainable Drainage Systems (SUDS) where appropriate;
- does not harm biodiversity, but rather enhances it wherever possible, including increasing tree-cover, especially as part of the National Forest;
- creates well designed and located publicly accessible open space;
- would demonstrably help to support the viability of local facilities, businesses and the local community or where new development attracts new businesses and facilities to an area this does not harm the viability of existing local facilities or businesses;
- would contribute towards the creation of sustainable communities through the provision of a mix of housing types and tenures;
- uses locally sourced, sustainable or recycled construction materials (including wood products from the National Forest where this is appropriate), sustainable waste management practices and minimises construction waste;
• safeguards the long term capability of best and most versatile agricultural land (Grade 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future; and
• would result in the removal of contamination and other environmental problems associated with the site.

STRATEGIC POLICY 8 – “Development Outside Settlement Boundaries”

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

• essential to the support and viability of an existing lawful business or the creation of a new business appropriate in the countryside in terms of type of operation, size and impact and supported by relevant justification for a rural location; or
• providing facilities for the use of the general public or local community close to an existing settlement which is reasonably accessible on foot, by bicycle or by public transport; or
• in accordance with a ‘made’ (i.e. legally in force) Neighbourhood Plan; or
• development under the Rural Exception Sites policy (see Policy 18 on Exception Sites); or
• Appropriate re-use of Rural Buildings following guidance set out in the Rural Buildings SPD; or
• infrastructure development where an overriding need for the development to be located in the countryside can be demonstrated; or
• development necessary to secure a significant improvement to the landscape or the conservation of a feature of acknowledged importance; or
• provision for renewable energy generation, of a scale and design appropriate to its location.
• otherwise appropriate in the countryside.

Proposals falling within one of these categories will be judged against the following criteria where applicable:

• The proposed development must not adversely affect the amenities enjoyed by existing land users, including, in the case of proposals for development close to an existing settlement, the occupiers of residential and other property within that settlement.
• Proposals do not introduce considerable urban form.
• Proximity to settlements where there are advantages of sustainable linkages, but this should not create unacceptable urban extensions or create the opportunity for unacceptable backfill between the development and the urban area.
• The detailed siting of the proposed development and its associated environmental impact are compatible with the character of the surrounding area,
• The design of the buildings, structures and materials are visually well-related to the proposed site and its setting with careful choice of materials, landscaping, massing of buildings and attention to local architecture and roofscape design.
• Landscaping associated with the proposal takes into account both the immediate impact and distant views of the development.
• The proposed development will not have an adverse impact on the transport and highway network and provides adequate access for all necessary users.
• The need to maintain land of high agricultural value for food production.

Development proposals that may affect farmsteads and their setting should be assessed using the relevant evidence base including the farmsteads mapping and landscape characterisation.

Where major residential sites are consented and implemented outside but adjacent to the settlement boundary they will be excluded from this policy and for the purposes of decision making on future proposals such as extensions or replacement dwellings will be considered within the built urban area.

**STRATEGIC POLICY 10 – “Education Infrastructure”**

It is expected that new primary school provision will be located in the following strategic allocations:

- Branston Locks, Burton upon Trent
- Branston Depot, Burton upon Trent
- Land at Beamhill/Upper Outwoods, Burton upon Trent
- It is expected that new first school provision for Uttoxeter will be met through the expansion of existing schools and through the identification of a site within the SUE at West of Uttoxeter.

In addition, it is expected that new primary school provision will be provided by enlarging a local school or located within the following strategic allocation:

- Land South of Branston, Burton upon Trent

The Council will work in partnership with Staffordshire County Council and Academies to bring forward additional new schools and extensions to existing schools.

Proposals for additional schools will be required to demonstrate a need for the development and the proposals role within a wider strategy for education provision. To determine if the location of an education proposal is suitable, applications will be required to demonstrate that the location is accessible for the need for which it is intended to meet. Policy SP1 will provide the framework for assessing suitability and impacts.

**Further education**

Schemes for further education, particularly those which contribute to the viability and vitality of centres will generally be supported.
STRAIGHTIC POLICY 22 – “Supporting Communities Locally”

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

Proposals for new community facilities should:

- be located where they can be accessed on foot, bicycle or public transport, rather than only by car;
- where possible, be developed as part of mixed-use developments so that facilities are better linked to housing, jobs, shopping, leisure and other local services, in order to minimise travel distances;
- be proportionate for the community which they will serve;
- be located outside but adjacent to an existing settlement boundary or in close proximity to the community that the facility will serve in line with SP8.

Where appropriate, the multi-use of premises for a range of community uses will be encouraged.

The Council will approve extensions to existing community facilities, subject to compliance with other Local Plan policies.

Proposals which result in the loss of a community facility will not be permitted unless:

(i) Adequate alternative provision is available within or adjacent to the settlement or will be provided as part of the development process;

(ii) All reasonable efforts have been made to preserve the facility or service, including sharing of premises, but it has been satisfactorily demonstrated to the Council that the service is no longer viable and has been actively marketed for a period of at least 6 months; and

(iii) The service or facility is in an inherently unsustainable location and the reuse of the site would be a more sustainable solution than the retention of the service or facility.

STRAIGHTIC POLICY 24 – “High Quality Design”

Development proposals must contribute positively to the area in which they are proposed and:

- Help to create a sense of place, building on the urban, suburban and rural local character, respecting local patterns of development and the historic environment, and using heritage assets to their best advantage,
- Provide safe communities, through appropriate use of clearly defined public and private spaces, passive surveillance and active frontages
- Reinforce character and identity, through local distinctiveness.
- Enhance the landscape and protect and enhance biodiversity;
Aid movement and accessibility by providing clear and legible connections that work with existing routes and streets, and account for pedestrians and cyclists.

Retain, enhance and expand green infrastructure assets within the development as the basis of the green infrastructure-led development.

Present an appropriate layout for new development that integrates with the existing environment and context, including space around dwellings, public and private space and open spaces;

Be adaptable in order to enable a change of uses where this is possible;

Provide innovative and contemporary architecture where this is appropriate;

Within The National Forest, reflect the character of the Forest in their design, through street tree planting, showcasing timber in building construction where appropriate, incorporating wood fuel systems and green roofs, especially in Burton upon Trent, where this will contribute to the town being considered as the Capital of The National Forest.

Provide well designed and integrated public art in substantial schemes in the town centres, and in other proposals where it is intended that the public have access into the site or where there is suitable public space within the site.

Minimise the production of carbon through sustainable construction and reuse of materials where possible and promote the use of renewable energy source technology solutions where possible.

Development proposals should reflect the existing density of its locality and therefore its character and form. Intensification of an existing built area will only be allowed where the development would represent a benefit and would not be harmful to the character and amenity of an area.

Developers will be required to demonstrate how they have responded to the above criteria in their applications, and, where appropriate, in master plans, Development Briefs, Concept Statements and Design Codes.

Developers should refer to the Council’s Supplementary Planning Document on Design for guidance on design matters.

- The Council will consider referring proposals to a design review panel to secure good design. Such a review will take place at an early stage of the application process and the applicant will be expected to meet any associated costs and respond positively to any recommendations.

**STRATEGIC POLICY 25 – “Historic Environment”**

Development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough’s townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough’s historic environment and local distinctiveness.
This should include the use of high quality design as stipulated in the NPPF and the Borough Council’s Design SPD. Development proposals that are likely to have negative impacts on the historic environment should demonstrate how harm can be effectively and justifiably mitigated.

Development proposals should be informed by the various information sources and evidence base that are available.

The towns of Burton-upon-Trent and Uttoxeter, including their historic retail centres should be a focus for heritage-led regeneration and the repair of key heritage assets will be supported. Such regeneration should be informed by relevant historic environment evidence base. This will be delivered through various initiatives such as through new development proposals or regeneration schemes with key partners such as English Heritage and the Heritage Lottery Fund.

Inner Burton is a focus for regeneration in order to improve poor quality building stock which consists of Victorian terraced housing. Initiatives should therefore consist of effective repair and refurbishment of Victorian housing stock as part of sustainable development with opportunities to introduce innovative energy efficiency technology, which reflects the local historic character.

**STRATEGIC POLICY 26 – “National Forest”**

The Borough Council will support:

(i) The implementation of the National Forest Strategy 2014 – 2024.

(ii) Conversion of land to woodland and other Forest related habitats and purposes where this complements existing natural and cultural heritage interests.

(iii) Enhancement of built development through related landscaping.

(iv) The Forest as an exemplar of sustainable development.

(v) The development of tourism, leisure, rural diversification and the woodland economy.

(vi) New developments that relate well to their National Forest setting.

Developments shall contribute towards the creation of the Forest by providing on-site or nearby landscaping that meets the National Forest development planting guidelines as set out in the National Forest Company’s Guide for Developers and Planners and contained within Appendix 1.

Landscaping will generally involve woodland planting, but can also include creation and management of other appropriate habitats, open space provision associated with woodland and the provision of new recreational facilities with a wooded character.
The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents. The Borough Council recommends that pre-application discussions are held with the National Forest Company.

Implementation of planting and landscaping schemes for approved new development in The National Forest will be secured by means of conditions, a legal agreement, or will be a constituent part of the Community Infrastructure Levy. The measures may include, as appropriate:

- The means and time-scale for implementation;
- Arrangements for the management and maintenance of such landscaped areas, including any open space, by an appropriate person or body.

In exceptional circumstances, where planting of this scale cannot be accommodated within or close to the development, the shortfall should be addressed by way of a commuted sum as set out in the NFC’s Guide for Developers and Planners. This will be used to either purchase land for tree planting, or create new woodland and/or other habitats, and to provide public access and maintain the site for at least 5 years. Where appropriate and practicable, applicants will be required to identify individual planting projects via negotiation and agreement with the National Forest Company.

Measures to secure the proper management of woodlands within The National Forest will be in accordance with the:

- aims of the National Forest Strategy;
- guidance in National Forest ‘Guide for Developers and Planners’;
- interests of visual amenity;
- desirability of maximising public access where appropriate;
- principles of good woodland management;
- maintaining and enhancing the nature conservation resource;
- retention and enhancement of the landscape character.

In addition to meeting the Planting Guidelines, developments will be expected to reflect their Forest setting through their design, character and sustainability. This will include integrating existing green infrastructure into the development, making connections with on-site or adjacent woodland and other habitats, showcasing timber in building design and incorporating renewable energy, especially wood fuel heating systems. Further details on how this can be achieved are set out in the National Forest Company’s Design Charter.

**STRATEGIC POLICY 27 – “Climate Change, Water Body Management and Flooding”**

Proposals in flood risk areas, or proposals which would affect such areas, will only be permitted where they would not cause unacceptable harm to the following interests:
(i) The protection and storage capacity of the flood plain, washlands and other areas at risk from flooding;

(ii) Access to watercourses for maintenance;

(iii) The characteristics of surface water run-off;

(iv) The integrity of fluvial defences;

(v) The drainage function of the natural watercourse system; or

(vi) The necessity for additional public finances for flood defence works.

The Borough Council will require a Flood Risk Assessment (FRA) in areas at risk of flooding (land within Flood Zones 2 and 3) and of proposals that have the potential to generate significant volumes of surface water runoff due to their size to assess the impact on the foregoing interests.

FRAs for proposals in areas behind the existing defences with need to assess the residual risk of defence failure, either from overtopping or defence breach, and show how, through the design of development, residual risk with be sufficiently mitigated. To alleviate the effects of climate change and meet the objectives of the Water Framework Directive, consideration will be given to the following principles:

- Development proposals and strategic plans must give due regard to the aims and objectives of the Humber River Basin Management Plan and shall not pose an obstacle to the meeting of the required ecological status or potential status for any waterbody.

- Development proposals must provide adequate development easement for watercourses (culverted or otherwise);

- Development proposals must incorporate measures for deculverting and renaturalisation of watercourses where practicable.

- All new development should address surface water run-off and Sustainable Drainage Systems (SuDS) should be used.

**Water quality and quantity**

Development will only be permitted where it can be demonstrated that it will not have an adverse impact on surface or ground water in terms of quality and quantity. This should include the requirements of the Water Framework Directive and Habitats Regulations.

Development proposals should demonstrate that:

- Adequate arrangements are made for the disposal of foul sewage, trade effluent and surface water to prevent a risk of pollution.
• There is sufficient water and foul drainage infrastructure capacity to meet the additional requirements arising from a development should be in place.

• Measures to reduce demand such as the use of grey water recycling and rainwater harvesting are incorporated into the development.

• Foul and surface water run-off are separated

Where adequate water resources do not exist, or where the provision of water would be detrimental to the natural environment development will not be permitted.

Sustainable Drainage

All new development will be expected to incorporate Sustainable Drainage Systems (SUDS). Each system should:

• Discharge clean roof water to ground via infiltration techniques such as soakaways, green roofs, permeable surfaces and street trees etc unless demonstrated by an infiltration test that due to ground conditions this is not possible

• Limit surface water discharge to the greenfield run-off rate or, where this is demonstrated to not be viable, a reduction from the existing situation;

• Protect and enhance wildlife habitats, heritage assets, existing open spaces, amenity areas and landscape value of the site, as well as being sympathetically designed to meet the needs of the local community.

STRATEGIC POLICY 28 – “Renewable and Low Carbon Energy Generation”

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

• form part of proposed new developments (including stand-alone schemes);

• are incorporated into existing developments; and

• are community-led initiatives.

The Borough Council will encourage technologies that provide the greatest renewable energy generation and carbon savings, whilst recognising the need to balance adverse impacts and location restrictions.
The Borough Council will prepare a Supplementary Planning Document with advice on the types of renewable energy technology and low carbon design that may be most appropriate in the different types of location in the Borough.

Opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers will be encouraged.

To encourage the development of local wood fuel markets, which will, in turn, make it more viable for the woodlands of The National Forest to be brought into management, the Council will support the development of wood fuel systems which take advantage of the abundance of local woodland thinnings. Applicants will be expected to demonstrate that fuel is being sourced as locally as possible to the installation with an expectation that fuel is to be sourced from within The National Forest.

Renewable and Low-Carbon energy generation applications will be approved if their impacts are (or can be made) acceptable. Therefore all applications are subject to the following considerations:

- The degree to which the scale and nature of a proposal reflects the capacity and sensitivity of the landscape, townscape, natural, historical and cultural features and areas to accommodate the development.
- The degree to which the developer has demonstrated any wider environmental, economic, and social benefits of a scheme as well as to how any adverse impacts have been minimised (e.g. visual intrusion, noise or odour). This includes wider benefits arising from clean energy supply, reductions in greenhouse gas and other polluting emissions, and contributions towards meeting national targets for use of renewable energy sources.
- The proximity to, and impact on, transport infrastructure and the local highway network.
- The impact on designated sites of European, national, regional and local biodiversity and geological importance.
- The impact on relevant heritage assets.
- The impact on residential amenity.

In assessing whether or not adverse impacts are satisfactorily addressed, the Council will also take into account cumulative impacts.
STRATEGIC POLICY 29 – “Biodiversity and Geodiversity”

In considering proposals for development the Council will seek to protect, maintain and enhance the biodiversity and geodiversity of the Borough through the following measures:

- Ensuring that development retains, protects and enhances features of biological or geological interest, and provides for the appropriate management of these features.

- Ensuring that development produces a net gain in biodiversity in line with UK and/or Staffordshire Biodiversity Action Plan species, and biodiversity opportunities.

- Supporting proposals which improve the environment by reclaiming and improving derelict, contaminated, vacant or unsightly land for biodiversity value.

- Supporting developments with multi-functional benefits, particularly those relating to health, education, social inclusion and environmental protection.

- Ensuring development does not disturb or damage soils of high environmental value and, where development is proposed, soil resources are conserved and managed in a sustainable way.

Development proposals that would have a direct or indirect adverse effect on European, national or local designated sites, non-statutory sites or Priority habitats and species will not be permitted unless:

- They cannot be located on alternative sites that would cause less or no harm; and

- The benefits of the development clearly outweigh the impacts on the feature and the wider habitat network; and

- Prevention, mitigation and compensation measures of a comparable or enhanced value are provided.

STRATEGIC POLICY 31 – “Green Belt and Strategic Green Gaps”

The Council will apply the policy guidance as set out in the NPPF in considering any applications for development in the Green Belt, together with all relevant Local Plan policies.

Development within Strategic Green Gaps will only be permitted where it would not have a negative impact on the openness of the landscape.
STRATEGIC POLICY 35 – “Accessibility and Sustainable Transport”

The Council is committed to developing a well-integrated community connected by a sustainable transport system which connects people to jobs, services and community facilities. This will be achieved encouraging the use of sustainable modes of transport and by taking the following steps:

- Supporting measures which facilitate the modal shift to public transport, cycling and walking demonstrated in a travel plan;
- Promoting and supporting traffic management measures and environmental improvements which increase safety, improve air quality, and make our towns and villages more attractive;
- Promoting electronic communications allowing businesses to operate throughout the borough reducing the need to travel;
- Ensuring development proposals provide appropriate infrastructure measures to mitigate the adverse effects of development traffic and other environmental and safety impacts (individually or cumulatively);
- Securing appropriate provision or contributions towards the cost of any necessary highway improvements, provision of public transport services and facilities, and walking and cycling facilities in line with the most up to date Staffordshire County Council Integrated Transport Strategy;
- Requiring developments which are likely to have an impact on the wider highway infrastructure to be accompanied by a transport assessment clearly setting out how the likely impacts of the development will be addressed.

The Council’s Infrastructure Delivery Plan supports the Local Plan document. It identifies, where possible, the physical, social, community and green infrastructure required to support growth in the Borough.

Rail Network

Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing impact and mitigation measures including assessment of closure as a first principle. The developer is required to fund any qualitative improvements required to the level crossing identified as a direct result of the development proposed.

Network Rail will not allow new level crossings except in exceptional circumstances whereby it may be replacement or relocation.
DETAILED POLICY 1 – “Design of New Development”

Planning permission will normally be granted for development which responds positively to the context of the surrounding area and in itself exhibits a high quality of design and is compliant with the East Staffordshire Design Guide (or any superseding document). In assessing the design of development proposals, the Borough Council will have regard to the following factors where appropriate to the type of development:

- The layout of the development in terms of its circulation routes and arrangement of buildings and how they relate to such factors in the surrounding area including the pattern of settlements.

- How the design of the development responds to the historic environment context and conserve and enhance heritage assets, including their setting.

- How elements of any open spaces, both hard and soft, in the proposed development relate to each other, the proposed buildings, the characteristics of the site and the surrounding landscape’s character and appearance, including appropriate public realm.

- The density and mix of the development in relation to its context and the uses to which the development will be put.

- The massing of the development in terms of the shape, volume and arrangement of the building or buildings in relation to the context of the development.

- How the height and massing of the proposed development relates to the height of surrounding development and any vistas, views or skylines.

- Materials to be used within the development and how they interrelate with each other, their immediate and overall context and any traditional and vernacular materials used in the area.

The detailing and construction techniques to be used in the development and how they interrelate with each other, and relate to the immediate and overall context:

- The impact on the amenity of occupiers of nearby residential properties in terms of loss of light, outlook, or privacy.

- The extent to which the design of the development takes into account the safety of users and reduces the potential for crime to occur in accordance ‘Designing Out Crime’ guidance.

The design and layout of parking areas will be in accordance with the Council’s adopted Parking Standards or updated document and will be required to:
(i) Minimise the visual impact on the area, and integrate parking into the design to minimise the impact on the design and amenity of existing buildings, particularly on public facing frontages;

(ii) Incorporate appropriate landscaping, particularly where necessary to break up larger parking areas;

(iii) Provide clearly demarcated parking bays and safe pedestrian routes through the parking area which link with existing routes;

(iv) Incorporate any required lighting sensitively to avoid adversely affecting the amenities of occupiers of nearby dwellings, or the safe use of the car park itself and adjoining highways;

(v) Make adequate provision of spaces for disabled users;

(vi) Make adequate provision for the parking/storage of cycles.

DETAILED POLICY 2 – “Designing in Sustainable Construction”

The Council actively encourages the design and delivery of low carbon buildings and will permit energy improvements to existing buildings subject to the other policies in this Plan, particularly protecting the amenity of neighbours.

It is expected that development will:

- follow the energy hierarchy of designing out energy demand from the outset, incorporating energy efficiency measures and introducing low carbon energy supply;

- incorporate the best environmental practice and construction techniques in line with the Government’s zero carbon buildings policy;

- use appropriate materials, form, orientation and layout of buildings to maximise the benefits of passive solar heating, cooling, lighting and natural ventilation;

- incorporate facilities to minimise the use of water and the creation of waste, and which maximise opportunities for recycling;

- incorporate ecologically sensitive design and features for biodiversity early on within a development scheme, following guidance in ‘Biodiversity by Design’ or future revisions;

- where appropriate prepare Site Waste Management Plans to ensure that at least 25% of the total minerals used derive from recycled and reused content;

- aim to reduce predicted carbon emissions through the generation of decentralised and renewable or low carbon energy generation where practicable;
• where on site renewable or low carbon energy generation is not practical, a contribution towards an off-site renewable energy or carbon reduction scheme will be acceptable.

In developments large enough to make such systems feasible, the viability of decentralised energy systems such as combined heat and power and community heating systems based on renewable and low-carbon energy should be explored. District or shared energy schemes between neighbouring developments, new or existing, will be considered positively.

Where a planning application is submitted that involves an extension to an existing building, or the demolition and re-building of an existing building, the Council will expect those requirements above that are appropriate to the scale of development to be met where it is feasible and reasonable to do so.

DETAILED POLICY 7 – “Pollution and Contamination”

Development proposals will only be granted planning permission where they will not give rise to, or be likely to suffer from, land instability and/or unacceptable levels of pollution in respect of noise or light, or contamination of ground, air or water.

New development proposals within the affected coal mining areas will need to take account of coal mining legacy issues and include appropriate mitigation or remedial measures.

DETAILED POLICY 8 – “Tree Protection”

Proposals which relate to both protected and non-protected trees will be subject to the following:

Protected trees

Felling of protected trees will only be granted consent where either:

• the tree is in poor health and/or has lost its intrinsic visual amenity value; or

• the tree is causing demonstrable harm/damage to the structural integrity of a building or other built form, and the harm cannot be remedied by other reasonable means.

Following felling of protected trees replacement planting will be required unless there are exceptional circumstances which justify waiving this requirement.

Works to protected trees will only be granted consent where the tree is of public visual amenity value and the works would not adversely affect the appearance of the tree and the contribution it makes to the visual amenity of the locality.

Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows.
Trees within development sites

Proposals where there are existing trees of value on site must ensure that new developments or extensions to existing developments are designed to:

- Retain as many existing trees and other natural features as possible;
- Minimise harm to existing trees and other natural features either in the short or long term;
- Minimise conflict between trees and buildings in the future through the design, layout and construction of the development.

Where tree removals are exceptionally agreed, a greater number of replacements will be expected at an appropriate level of maturity to ensure the visual amenity of the locality is not unduly harmed by the loss of established trees.

Existing high quality woodland should be retained where possible within development designs to achieve an overall net gain in woodland area.
Appendix 3 – Tatenhill Neighbourhood Development Plan Policies (July 2015)

SP1 – Settlements (General Principles of Development)

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

SP2 – Landscape Features

There is high value placed on the parish’s landscape setting as an integral natural and historic environment resource. New development outside of the villages will be subject to meeting the following criteria in order to protect and enhance the landscape character:

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

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

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

SP4 – Sustainability and Climate Change

The TPNDP supports development proposals which take the opportunity to mitigate and/or reduce the impact of climate change and attempt to uphold the principles of sustainable development as set out in the NPPF.
Subject to the other policies of the Plan, sustainable buildings and sustainable forms of construction will be supported. Proposals should seek to maximise energy efficiency. They should demonstrate that consideration has been given to:

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

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

RT1 – Footpaths/Bridleways/Cycle paths

Support will be given for new development which seeks to improve footpath and cycle connections within the Parish. Where it is considered viable and practicable, contributions will be sought from developments to deliver localised improvements. Developments may contribute by delivering new footpaths on or adjacent to their application site. Developments which help secure new footpath and cycle links to key community facilities will be considered favourably, subject to the other policies of this TPNDP and the Local Plan.

RT3 – Recreation and Sports Pitches

The protection and enhancement of existing recreation and sports facilities within the parish is considered important. Applications that lead to a loss of public open space or recreation facilities will be refused unless replacement facilities of equal or better quality are provided. It must be demonstrated clearly how any proposed new recreation or sports facility benefits local residents and promotes inclusive activities for local people and the wider community. Therefore developments which support the delivery of play facilities in Tatenhill will be permitted, providing they comply with other policies in the TPNDP.

LC1 – Key Views and Vistas

The Neighbourhood Plan requires that all new development protects and/or enhances key views, vistas and gateways indicated on the Proposals Map as they are important to the setting and character of the Conservation Areas and the overall landscape character. Development which uses planting and buildings to frame these views will be looked on favourably. These views and vistas should be protected from inappropriate development and landscape planting. The closing of views, excessive scale or mass at the edges of these views and planting of inappropriate species is to be avoided.
**LC2 – Local Green Spaces**

The Neighbourhood Plan designates the following land as Local Green Spaces as shown on the accompanying proposals map. These green spaces are designated for both this plan period and into the future. In Rangemore:

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

In Tatenhill:

- Land to the north of Branston Road
- Land to the south of Branston Road
- Land to the South of Cedars, Main Street
- Land opposite The Old Rectory, Main Street

When development is proposed which has an effect on, or would result in the loss of, these Local Green Spaces, it will only be considered appropriate where it does not conflict with the openness of this land, and is for an appropriate use as defined under paragraph 89 of the NPPF.

**LC3 – National Forest and Green and Blue Infrastructure**

The TPNDP supports the aims of the National Forest which include the planting of new woodland to preserve, enhance and restore landscape character and to provide additional recreational opportunities. Overall, broadleaf woodland is to be re-established across the parish where appropriate. Development which promotes the National Forest objectives will be looked on favourably, subject to the policies of the Plan.

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

**DC1 – Design in Conservation Areas**

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

1. In general, new residential developments should have active frontages, respecting the historic building line and be orientated to face the roadways and routes through the villages, with a setback increasing with the scale and height of the building;

2. New development, including extensions and backland development, should ensure that important glimpses and views out to the countryside are maintained;

3. New development should be appropriate in scale and mass for the local area;
4. New development should seek to deliver some of the locally distinctive details which are responsible for the area’s character, including decorative roof details and finials, brick and stone banding and in many cases porches.

The above criteria have been developed from the Tatenhill Parish Design Guide (2012). Proposals should consider the contents of this Design Guide alongside this policy. Applications which fail to address the policy criteria where opportunity exists should be refused as it is considered that they do not deliver sustainable development.

**IN1 – Community Buildings**

The TPNDP supports the diversification of community buildings and associated land which is ancillary to their existing use, subject to other development plan policies, and their remaining easily accessible to either of the villages for pedestrians and cycles. Community led schemes will be considered favourably. Planning applications for buildings with a mixture of uses will be looked upon favourably. Residential development of existing community, retail, tourism and leisure facilities will be strongly resisted unless it can be demonstrated that there is no long term prospect of the existing use being viable.

**IN2 – Highways Safety**

The TPNDP will support development which seeks to deliver improvements to highways safety within the parish, and specifically within the Conservation Areas and outside of Rangemore School. Traffic calming measures and landscape designs which define settlements, improve safety and influence driver behaviour will be encouraged. Such applications will be supported subject to compliance with other policies within the development plan.

Developer contributions, including the use of the Parish receipts from CIL, may be used to deliver these works. Appropriate contributions will be sought from planning applications for development (inside or outside the Parish) which are likely to increase traffic flows through routes and junctions within the Parish, to implement traffic calming measures where these are negatively impacted.