

## Woodcote

### Assets of Community Value

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will be strongly resisted.

### Sports Facilities at the Schools

Proposals which provide for additional sports facilities, open in character and over and above those which already exist, on the Langtree Academy and Woodcote Primary School sites, and which meet the requirements of the school and the wider community, will be encouraged.

### Communications Infrastructure

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB.

Applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

### Community Facilities and Services

Proposals for additional services and facilities within the village will be supported subject to the following criteria being met:

- (i) the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties;
- (ii) the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and
- (iii) access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.

### Developer Contribution

Where the need is identified, new development must provide appropriate new facilities and infrastructure onsite and fund or directly deliver offsite facilities as required by the South Oxfordshire core strategy policy CS11 and those identified by Oxfordshire County Council. Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.

### Traffic Congestion

Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the village will be supported. Proposals requiring planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, in the following areas:

- (i) that section of Reading Road between the War Memorial crossroads and its junction with Greenmore;
- (ii) the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and
- (iii) within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.

### Parking for the Library and Community Centre

Proposals to relocate the bus stop with a lay-by on the south side of Reading Road outside the Library together with the provision of a limited number of off-street parking spaces will be supported.

### Safe Travel to School

Proposals to improve the safe delivery of pupils to the Langtree Academy and Woodcote Primary School sites on foot, by bicycle, school buses or by car which would involve changes to the existing site entrances will be supported.

### Parking at the Co-operative Store

Proposals to provide a limited increase in parking spaces at the Co-operative store will be strongly supported.

### Junction of Beech and Wood Lane

Developer contributions will be sought to improve safety, road markings and visibility at the junction of Beech Lane and Wood Lane from any proposed developments accessing onto these roads

### Traffic Calming along Goring Road

Proposals for development which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.

### Pedestrian Footways

All new housing developments must when appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.

### Residential Car Parking Spaces

Proposals for all new homes to be built in Woodcote should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.

### Bus Lay-bys

In order to improve traffic flow and reduce congestion along the Reading Road, proposals to develop the land at Chiltern Rise Cottage must include appropriate road layout changes to ensure that bus stopping areas are provided which do not impede general traffic flow.

### Land for non-residential Use

The site of the Old Coal Yard enjoying a frontage on Greenmore has a former planning use for open storage of coal. Future proposals involving the use of this site for alternative non-residential purposes will be supported.

### Heavy Goods Traffic

Any proposal requiring planning permission to change the use of land in the Parish to General Industrial Use (B2) or distribution and storage uses (B8), or other uses which would generate heavy goods traffic, must demonstrate with the assistance of a Transport Statement that the proposal will not have an unacceptable traffic impact within the village.

### Green space and Landscaping

For the allocations in this Plan, and for other proposals of a similar size, or any major applications as defined by District-wide policies, a landscape strategy shall be submitted which will incorporate the following details:

1. existing and proposed hard and soft landscaping;
2. a condition survey of all existing trees and hedgerows;
3. an outline of the measures to be taken to protect existing trees and hedgerows during construction;
4. consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years; and
5. details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future.

### Historic Environment

Any designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that may be created will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

### Number of New Homes

Planning permission will be granted for a minimum of 73 new homes to be built in Woodcote in the period to 31st March 2027 on the sites specifically allocated in the Woodcote Neighbourhood Plan.

### Tenancy Mix

Proposals for development will need to consider local housing need and should normally provide a tenure mix of 25% of the Affordable homes being for shared-ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

### Affordable Housing

Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 40% of affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.

In cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.

### Allocation of Affordable Housing

20% of all new affordable housing in Woodcote provided by the Plan will initially be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s):

1. (i) who has lived in the Parish for 5 of the last 8 years and is currently resident there, or
2. (ii) who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residency there.

### Affordable Housing on Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites on the very edge of the village where housing would not normally be permitted by other policies, and submitted in accordance with policy H10 of the South Oxfordshire Local Plan 2011, will be supported, particularly where they can demonstrate the redevelopment of brownfield land.

### Type of Homes

Approximately two-thirds of new homes on developments of 9 or more new homes should be terraced or semi-detached and one-third detached properties unless viability or other material considerations show a robust justification for a different mix.

### Size of Homes

This policy directs that new development should favour smaller dwellings. Overall up to 10% of new homes on developments of 9 or more new homes should have 1-bedroom, a minimum of 40% should have 2, a minimum of 40% should have 3, and up to 10% can have 4 or more bedrooms unless viability or other material considerations show a robust justification for a different mix.

### Lifetime home standards

A minimum of 10 per cent of housing on sites of 9 dwellings or more must meet current Lifetime Home standards. On sites of less than 9 new homes at least one home must meet these standards. Proposals should also meet the remaining requirements of the South Oxfordshire Core Strategy policy CSH4 bullets 2,3 and 4.

### Scale of New Development

Planning permission will be granted for a maximum of 24 new homes on any allocated site.

### Infill Housing in the AONB

Applications for small residential developments on infill and redevelopment sites within Woodcote will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:

1. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.
2. will not involve the outward extension of the built-up area of the village;
3. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and
4. provides for at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms.

### Good Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the

aesthetic qualities of traditional rural settlements and buildings found in the Chilterns AONB. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be refused.

#### Light Pollution

Proposals for any necessary street and external lighting should comply with the current guidelines established for the Chilterns AONB and for rural areas by the Institution of Lighting Engineers

#### Secure by Design

New developments should incorporate the principles of 'Secured by Design' (SBD31) and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.

#### Site Allocations

Residential allocations are provided in Table 12.i. The development of, up to and including, the number of houses set out in the Table for each development will be supported.

#### Contingency sites

If construction of the required number of houses on any of the sites listed in Table 12.i has not begun before 31st March 2023 then the Plan allocation for that site, or sites, will lapse and the Parish Council will invite the owner of the land adjacent to Bouchier Fencing (Woodcote Neighbourhood Plan site 11, SHLAA site WOO09) to develop the number of new homes required to meet the shortfall in the WNP and Core Strategy allocation of 76 dwellings, in accordance with the policies within the Plan.

If site 11 is no longer available or cannot meet the number required to achieve the maximum of 76 overall then the Parish Council will invite the owners of the additional land to the north of Chiltern Rise Cottage (Woodcote Neighbourhood Plan site 01, SHLAA site WOO01) to provide the number of new homes required to meet the planned allocation of 76 new homes in accordance with the policies within the Plan.

## Shenstone

### PROTECTION OF GREEN BELT BOUNDARIES

Development of new buildings within the Green Belt in the neighbourhood area shall generally be considered to be inappropriate. The National Planning Policy Framework sets out those uses which are considered to be appropriate within the Green Belt.

The only general exceptions shall be uses that are considered appropriate for the Green Belt. This includes provision of appropriate facilities for outdoor sport and outdoor recreation. Positive planning proposals which look for opportunities to provide access into green belt areas as well as opportunities for sport and recreation will generally be supported.

### CANNOCK CHASE SPECIAL AREA OF CONSERVATION

Before development is permitted it must be demonstrated that alone or in combination with other development it will not have an adverse effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation (SAC) having regard to avoidance or mitigation measures.

### DWELLING MIX

Residential developments must provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

1. 1-bed dwellings: 5-10% of all dwellings
2. 2-bed dwellings: 35-45% of all dwellings
3. 3-bed dwellings: 35-45% of all dwellings
4. 4+-bed dwellings: 10-15% of all dwellings

An alternative dwelling mix will only be permitted where it is demonstrated that the above mix would fundamentally compromise the viability of the scheme, taking into account other requirements of the scheme.

### DWELLINGS APPROPRIATE FOR THE NEEDS OF FIRST-TIME BUYERS AND PEOPLE LOOKING TO DOWNSIZE

In order to provide for the needs of first-time buyers and people looking to downsize in the Shenstone neighbourhood area, developments of five or more dwellings must ensure that a minimum of 50% of the 1-, 2- and 3-bed dwellings provided are delivered to Lifetime Homes standards.

## **RESIDENTIAL INFILL AND BACKLAND DEVELOPMENT**

All residential infill and backland development within the built-up area of Shenstone should reflect the character of the surrounding area and protect the amenity of neighbours. It should reinforce the uniformity of the street by reflecting the scale, mass, height and form of its neighbours.

Development proposals will be expected to:

1. ensure that they do not lead to over-development of a site; and
2. avoid the appearance of cramming; and
3. demonstrate that development is of a similar density to properties in the immediate surrounding area (this is particularly the case for applications for two or more dwellings on a site currently or previously occupied by a single property); and
4. ensure that new buildings do not adversely affect neighbouring properties by seriously reducing the amount of daylight available through windows or by obstructing the path of direct sunlight to a once sunny garden or window; and
5. ensure that it does not unacceptably reduce the level of existing private amenity space provision for existing residential properties; and
6. provide appropriate parking and access arrangements, both for the new development and existing properties where they would be affected.

## **DESIGN OF RESIDENTIAL DEVELOPMENT**

Housing development which creates at least one new dwelling or extends an existing dwelling (where a planning application is required), must demonstrate how the design of the dwelling(s) is in keeping with the predominant architectural style of the residential properties in the immediate surrounding area.

## **PROVISION OF PRIVATE AMENITY SPACE TO SERVE RESIDENTIAL DEVELOPMENT**

Residential development proposals shall be expected to provide adequate private amenity space to serve each property. Such proposals must demonstrate that they have complied with any Supplementary Planning Document on design matters that has been prepared by Lichfield District Council.

## **LAND AT BIRCHBROOK INDUSTRIAL ESTATE, LYNN LANE**

Planning permission will be granted for residential development on 2.4 hectares of land at Birchbrook Industrial Estate, Lynn Lane, subject to the following criteria:

1. the provision of approximately 50 dwellings;
2. the provision of a range of dwelling types and in accordance with Policy H1 and Policy H2 of this Plan; and
3. the provision of a minimum of 1,000m<sup>2</sup> of Class B1 office/light industrial floorspace (ensuring that parking provision is in line with Policy MO4) which must be delivered before at least 75% of the residential dwellings are completed and occupied;
4. the provision of green space within the site, possibly as communal gardens; and Shenstone Neighbourhood Plan Submission Stage Consultation (Regulation 15) 34
5. the introduction of landscaping on both the eastern, northern and western boundaries of the site, and in particular where residential development is located close to existing industrial or proposed new B1 office/light industrial floorspace; and
6. step-free pedestrian access to the western platform of Shenstone railway station (in line with Policy MO1);
7. the provision of appropriate vehicle access into the site from Lynn Lane; and
8. of the National Planning Policy Framework and Policy GB1.

Provision of the following will be strongly supported and are required, subject to their impact on the viability of the proposals:

1. safety barriers separating pedestrians from vehicular traffic along the Lynn Lane bridge;
2. overflow parking for users of Shenstone railway station (in line with Policy MO2); and
3. access to existing footpaths and public rights of way to the south of the site; and
4. the opening up of the Fotherley Brook as a green corridor for wildlife and, if appropriate, public access.

Inappropriate development should be directed away from the area of the site classified as Flood Zone 3.

### **PEDESTRIAN ACCESS TO SHENSTONE RAILWAY STATION**

Development proposals that provide step-free access to the Lichfield-bound platform at Shenstone Railway Station shall be strongly supported. This access shall be from the land allocated at Shenstone Business Park under Policy HA1.

### **PROVISION OF ADDITIONAL PARKING TO SERVE SHENSTONE RAILWAY STATION**

Development proposals that provide additional parking to serve Shenstone Railway Station will be strongly supported. It is expected that this will be provided as part of the redevelopment of land at Shenstone Business Park (Policy HA1).

Proposals for provision of parking to serve the station at any alternative location will also be supported.

### **IMPROVEMENTS TO PEDESTRIAN AND CYCLE ROUTES**

Development proposals that provide improved access for pedestrians and cyclists to Shenstone village and the surrounding countryside will be strongly supported. Such access should seek, where possible, to provide a shared space between pedestrians and cyclists, ideally with the physical separation of such space from road traffic.

In particular, the provision of improved pedestrian and bicycle access across the railway bridge at Lynn Lane will be strongly supported. This will improve access for the new residential development at Shenstone Business Park (see Policy HA1).

### **COMMERCIAL PARKING**

Proposals for new commercial development (A- or B-use class) must demonstrate that the additional vehicle parking created by its workforce will not have a detrimental impact on the amenity of neighbouring residential properties or existing businesses.

New commercial developments should seek to provide off-street parking for their workforce. Only if this is not possible will on-street parking be permitted, subject to it not having a detrimental impact on the amenity of neighbouring residential properties or existing businesses.

Proposals for new commercial activity that include for the provision of a Green Travel Plan will be supported, subject to the other requirements of the policy having been satisfied.

### **LOCAL GREEN SPACES**

The following areas as shown on the Proposals Map are designated as Local Green Spaces:

1. Shenstone Playing Fields
2. The Lammas Land
3. Malkins Coppice

Proposals for built development on these Local Green Spaces will not be permitted unless:

1. the proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space; or
2. the proposal would result in the development of local community infrastructure/recreational facilities. This includes the requirements of Policy GSC2 in respect of Shenstone Playing Fields.

### **PROVISION OF COMMUNITY FACILITIES AT SHENSTONE PLAYING FIELDS**

The provision of additional community facilities at Shenstone Playing Fields will be strongly supported, including:

1. Further play equipment
2. Building of a wall for climbing and ball games
3. Extension of the skateboard park (with the involvement of local young people on its design)
4. An appropriate all-weather surface on the training area

Improvements to the following facilities will be strongly supported:

1. Rebuilding of the Shenstone Sports and Social Club to be a community building, including a coffee shop, changing rooms and toilet facilities as well as space to cater for community activities such as music, drama and dance.
2. Floodlights at Shenstone Tennis Club and refurbishment of the tennis courts.

Improvements and new provision should seek to provide for the range of needs of all sectors of the community.

### **MINIMISING THE ENVIRONMENTAL IMPACT OF DEVELOPMENT**

Development proposals should be sustainably designed to a high quality with a requirement for environmental and biodiversity enhancement to maintain and improve the quality of the landscape. Proposals that would result in either the loss of or unacceptable harm to well-established features of the landscape, including mature trees, species-rich hedgerows and ponds will not be permitted.

If there is significant loss of other trees and shrubs as part of development, then new provision will be expected elsewhere on the site.

Development adjacent to the existing built-up area boundary of Shenstone must demonstrate that it will not have a detrimental impact on the surrounding landscape.

All developments must demonstrate that they would not have other detrimental environmental effects, specifically in relation to noise and air pollution.

Developments that demonstrate the provision of energy saving measures in the design of buildings will be supported. This could include contributions towards the provision of community energy projects.

### **NEW COMMERCIAL DEVELOPMENT**

New B-class commercial development will be supported within existing employment areas subject to the following criteria:

1. the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and
2. the scale and nature of the proposals would not have an unacceptable impact on existing commercial activity on adjacent land, including agricultural activity; and
3. the proposal would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.

### **LAND AT BIRCHBROOK INDUSTRIAL ESTATE**

On land at Birchbrook Estate, as shown on the Proposals Map, the provision of B1 commercial development will be supported. This should be as part of a residential-led mixed use development and must comply with the requirements of Policy HA1.

### **PROTECTION OF EXISTING COMMERCIAL PREMISES OR LAND**

There will be a strong presumption against the loss of commercial premises (A-class or B-class) or land which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

1. the commercial premises or land in question has not been in active use for at least 12 months; and
2. the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

### **HIGH SPEED BROADBAND**

On sites allocated for residential development in the Plan all new properties should be served by a superfast broadband (fibre optic) connection. Elsewhere in the Plan area all other new buildings should be served with this standard of connection when available unless it can be demonstrated through consultation with NGA Network providers that this would not be either possible, practical or economically viable. In such circumstances sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

## **Stonall**

### **Policy H1**

Infill development that meets local need and does not harm the character and setting of the Village will be permitted. The details of the development should be in line with the principals within the Village Design Statement. The settlement boundary of the village is shown on Plan A.

### **Policy H2**

Proposals for small scale affordable housing development on exception sites in Stonnall Ward will be supported providing they meet the requirements of Policy H2 of Lichfield District's Local Plan, complies with the principals outlined in the Village Design Statement and with Lichfield District Council's Local Lettings Plan to ensure local homes for local people.

#### Policy H3

Support will be given to development that provides well designed affordable homes which are easily adapted for older people. The details of the development should be in line with the Lifetime Homes Principles and the principles within the Village Design Statement.

#### Policy H4

The character and setting of the village will be protected through the Village Design Statement to ensure that any new development complements and contributes to the existing village and is in line with the Statement and its principles.

#### Policy H5

New development should be built to the Code for Sustainable Homes standard, the national standard for sustainable design and construction of new homes or latest national guidance.

#### Policy T1

The Neighbourhood Plan will support the adoption of 'smarter choice' travel measures such as workplace travel plans and car clubs, car sharing schemes.

#### Policy T2

Improvements to facilitate the use of cycling or walking to access facilities and services will be encouraged.

#### Policy T3

Proposals which improve local and strategic traffic management through routing of HGV/LGV traffic away from the local road network will be supported.

#### Policy T4

Support will be given to infrastructure improvements in the Ward, particularly those which address local traffic issues including existing traffic calming, HGV restrictions and commuter traffic.

#### Policy LSH1

Support will be given to proposals to maintain the existing shops along Main Street, as defined on Map A. Where they do not conflict with other policies in the Neighbourhood Plan, new business, services and facilities will be supported where they enhance local provision, with applications for post office and chemist/pharmacy facilities being positively encouraged should they come forward.

#### Policy LSH2

Environmental improvements to ensure the vitality and viability of the Stonnall shops will be supported.

#### Policy COM1

Improvements to broadband infrastructure will be supported.

#### Policy HC1

Improvements to existing health care provision and infrastructure within the village will be supported, including infrastructure which enables mobile services which support health care.

#### Policy HC2

Transport services and infrastructure that enables access to a wide range of health services located within and outside the Neighbourhood Plan area will be supported.

#### Policy CF1

The Plan supports the enhancement of indoor flexible community spaces in the Ward that meets the needs of all its residents. Initiatives that result in improved provision will be supported.

#### Policy CF2

The loss of existing community buildings will only be acceptable where it can be shown that the facilities are no longer needed or viable, or where acceptable alternative provision exists or is proposed.

#### Policy CF3

The Playing Fields as identified on Map A will be protected from residential and other development for the benefit of the Stonnall Ward community. Improvements to the range and quality of equipped play facilities



and additional infrastructure to facilitate the greater use of the playing pitches located at the Playing Fields and at the Mill Green Recreational Ground will be supported.

#### Policy CF4

Development proposals should not result in the loss of open space used by and of value to the community. Appropriate development proposals should include accessible green space in line with the policies with the Local Plan Strategy or demonstrate how they will contribute to the improvement of other local green spaces.

#### Policy CF5

The Plan will support appropriate initiatives to encourage the long term take up of allotment plots through the plan period, and where appropriate new community garden areas and allotments in and around the settlement centre will be supported.

#### Policy HB1

Development proposals will be expected to retain buildings which make a significant contribution to the character and distinctiveness of the locality. Significant buildings have been identified in the Village Design Statement.

#### Policy HB2

Heritage assets within the Ward especially the listed buildings and their settings must be protected, conserved and enhanced when development proposals are brought forward.

Development will be resisted which includes:

1. demolition or part demolition of buildings or structures on the local list,
2. inappropriate alteration or extension to buildings or structures on the local list
3. a detrimental impact on the setting or context of buildings or structures on the local list

Proposals for the change of use of a building or structure on the Local List will be required to demonstrate how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest.

Applications proposing demolition will be required to demonstrate that the viability of continued beneficial use, restoration or conversion has been fully investigated and that there are no reasonable alternatives. Where demolition is unavoidable, it must be ensured that provision is made for an appropriate level of archaeological buildings recording to take place prior to demolition.

#### Policy HB3

Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Ward should be sensitive to their distinctive character, materials and form. Due reference and consideration should be made to the Staffordshire Farmstead Assessment Framework.

#### Policy HB4

Development must take account of known surface and subsurface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development. Lack of evidence of subsurface archaeology must not be taken as proof of absence and in all instances the Staffordshire Historic Environment Record should be consulted at an early stage in the formulation of proposals.

#### Policy LE1

Development will not be permitted where it harms a substantive biodiversity habitat, species, network or landscape feature. If development is permitted, any consequent loss of biodiversity must be minimized and fully mitigated by the creation or enhancement of habitat.

#### Policy LE2

Projects and developments which increase wildlife habitats and species in accordance with the Staffordshire Biodiversity Action Plan and Lichfield District's Biodiversity Action Plan will be supported.

#### Policy LE3

Development proposals will be required to retain existing trees and hedgerows of good quality and/or visual significance, trees and hedgerows which are likely to become visually significant when a site is developed or have been identified as being of historic importance.

During the course of any development such trees and hedgerows should be protected to ensure their future survival and retention.

#### Policy LE4

Development proposals will be required to include the provision of new landscaping and green infrastructure

appropriate to the setting and size of development.

#### Policy LE5

Before development is permitted it must be demonstrated that alone or in combination with other development there will be no adverse effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation (SAC) having regard to avoidance or mitigation measure. Any residential development which results in a net increase in dwellings within the 15km zone of influence of Cannock Chase Special Area of Conservation (SAC) will be deemed to have an adverse effect on the SAC. Any development will be required to mitigate for its own impact and development will not be permitted until satisfactory mitigation measures have been secured.

## Tattenhall

#### Policy 1

To enable managed housing growth in the Parish:

1. Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030;
2. Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

#### Policy 2

Development will be supported where it:

1. Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place
2. Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts
3. Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath
4. Fully accords with the Tattenhall Village Design Statement
5. Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)
6. Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation

#### Policy 3

The following types of employment development will be supported:

1. The conversion of existing buildings and the smallscale expansion of existing employment premises across the Parish.
2. Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.
3. All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.

#### Policy 4

Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.

1. Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.
2. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

### Policy 5

Development should:

1. Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.
2. Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.
3. Make provision for high-speed broadband to serve it.

### Policy 6

The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances can be demonstrated:

---

Please note these policies are for personal use only and should not be circulated.