



Abbots Bromley Parish Neighbourhood  
Development Plan

Dear Parishioners

To allow the community an early opportunity to comment on the proposed aims and policies of the Abbots Bromley Parish Neighbourhood Plan (NDP), the Neighbourhood Development Plan Group (NDPG) are proposing 3-stage process to ensure everyone has the opportunity to further contribute:

1. Provide an information leaflet with feedback opportunity
2. Arrange a parish Q&A drop-in session -**Thursday 19<sup>th</sup> September 7pm, Village Hall**
3. Produce a formal draft plan for further consultation with the community

This leaflet outlines the suggested main aims of the Neighbourhood Development Plan (NDP) along with the proposed policy headings (and brief description), which have now been identified for incorporation into the NDP.

The Policy themes presented, are based on the previous version of the NDP, more recent material, as well as the advice gained from a consultant held at a meeting on 13<sup>th</sup> August 2019. The policy themes may develop further as the Village Design Statement (VDS) is incorporated into policy.

Community opinion has clearly identified an overwhelming importance to be placed on Heritage and Conservation. The leaflet also includes proposed Local Green Spaces that have been identified for potential incorporation into the NDP.

This NDP can only seek to influence future development within the parish of Abbots Bromley, and will endeavour, through policy provision, to mitigate the potential impact of any development on all aspects of parish life. Existing issues experienced by the community will inform the rationale for the policies.

**PLEASE COMPLETE THE FEEDBACK SHEET BY MONDAY 16 SEPTEMBER**

There is the opportunity to provide general response/comment indicating support, or otherwise, in respect of the Policy headings and the proposed Local Green Spaces.

**THIS INFORMATION WILL BE USED BY THE CONSULTANT TO AMEND AND FINALISE THE POLICIES FOR INITIAL PRESENTATION TO THE PARISH COUNCIL AND ESBC IN SEPTEMBER 2019.**

**Thank you for taking the time to complete this feedback sheet.**

Please return it to either The Cash Stores (Top Shop), Lichfield Road, Abbots Bromley, WS15 3DH or the Parish Clerk, Sarah Meads, The Hayloft, Marsh Farm, Uttoxeter Road, Abbots Bromley, Rugeley, Staffordshire WS15 3EJ

Or complete online [https://www.abbotsbromley.com/neighbourhood\\_plan](https://www.abbotsbromley.com/neighbourhood_plan)

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## Aims

1. To ensure that new development is sustainable, through enabling and encouraging more sustainable life-work patterns with sustainable transport options.
2. To maintain and expand the range of local community facilities within the village.
3. To support local business and employment.
4. To help ensure that new housing development meets the diverse needs of the parish's current and future communities.
5. To conserve the village's built-heritage and ensure that new development is well designed in adding to the distinctive identity of the village.
6. To protect and enhance the village's landscape setting, green spaces, natural features and wildlife.

## Policies

### Housing, Employment and Community (HEC)

#### HEC1: Residential Development

This Policy will provide guidance on the development of new housing within the settlement boundary including housing mix (such as starter homes and housing suitable for the elderly) and garden requirements.

#### HEC2: Employment and Community Facilities

This Policy will specify enabling provision for new facilities whilst seeking to maintain existing facilities.

#### HEC3: Brownfield and Greenfield Site Developments

##### HEC3.1 Abbots Bromley School (Brownfield)

This Policy will seek to establish a special strategy for the school site, setting out certain Policy principles **IF** it is redeveloped. This would include a mixed-use scheme (i.e. not just houses but also a mix of uses incorporating recreational and open spaces, business development providing employment, retaining buildings and community facilities).

*It is widely accepted that there is a very real risk that the owners of this site will seek, in the very near future, to sell the site: either as one whole site or in parcels for development. The main school buildings sit within the settlement boundary. Subject to any proposed development satisfying the provisions of the ESBC Local Plan, Conservation Area requirements, Listed Building requirements and meeting identified local need, there is potential that the site could secure a change of use and be developed. The proposed HEC3.1 policy is 'site specific' and stipulates additional requirements to be observed by a developer in order to mitigate the impact on the village.*

*The Residents, via this survey, are being asked whether they require this site-specific policy to be incorporated into their NDP.*

### **HEC3.2 SHLAA sites (Greenfield)**

This Policy will seek to establish a special strategy for sites outside the current settlement boundary that have been identified by the Local Authority as possible future development sites. Specifically the appropriateness of any proposed development in terms of the site's attainability, sustainability and availability together with housing types, numbers and densities.

### **HEC4: Broadband**

This Policy will look at high-speed-ready broadband provision in new development (infrastructure within the site).

## **Design and Heritage (DAH)**

### **DAH1: Sustainable Design and Character**

This Policy will specify design requirements, including complementing character, active frontages (e.g. set back from footway) high quality materials, safe and convenient public realm for pedestrians and boundary treatments. It will also include an enabling policy to encourage positive wildlife features.

### **DAH2: Extensions to existing properties**

This Policy will outline the approach to Extensions to ensure that do not dominate or harm amenity.

### **DAH3: Abbots Bromley Conservation Area**

This Policy will seek to preserve and/or enhance the character and appearance of the area through highlighting key features, such as buildings (not currently listed) which contribute to the special interest of the Conservation Area. The Policy will provide a 'general' protection and then seek to identify specific buildings that are notable for their contribution to the area and street scene/setting. To date the following buildings have been identified for comment:-

1. Goat Lodge at Bagot Wood
2. The Beeches (Bagot Street opposite Goose Lane)
3. The Equestrian Centre main building (Radmore Lane)
4. Main entrance building (with copper roof) to the St Anne's side of Abbots Bromley School.
5. St Anne's dining room Abbots Bromley School
6. St Mary's Victorian school building Abbots Bromley School
7. Sports Hall Abbots Bromley School
8. College Farm (on the corner of Radmore Lane)
9. Butt Cottage (on the right half way down Goose Lane)
10. Cottages (3 in number) on the right at the lower end of Schoolhouse Lane
11. Cottages (2 in number) opposite the surgery at the top end of Schoolhouse Lane

## **Natural and Green Environment (NGE)**

### **NGE1: Natural Environment**

This Policy will seek to ensure that new development has no significant adverse impact on the open rural landscape of the parish and its natural features. Positive natural environment/wildlife features will be identified (e.g. hedges, watercourses, areas of ancient woodland, other areas of special interest).

### **NGE2: Designation of Local Green Space**

This Policy will outline the designation of Local Green Spaces. *See later section for identified potential areas for designation.*

### **NGE3: Development Affecting Local Green Space**

This Policy will seek to ensure future development does not encroach or have adverse impact on designated Local Green Space.

### **NGE4 Drainage**

This policy will seek to prevent an adverse impact on adjoining sites from surface water run-off and secure the requirement that hard surfaces to be permeable.

## **Transport (TRA)**

### **TRA1: Sustainable Transport Provision**

This Policy will seek to ensure a balanced transport provision in new development, including charging points and cycle storage. Layouts to emphasise pedestrian needs and be accessible to public service vehicles.

### **TRA2: Transport Impacts**

This 'impact' policy will seek to ensure that new development and associated infrastructure are to have no adverse impact on safety and congestion or the historic character of the area (including rural lanes).

# Local Green Spaces

Listed below are the proposed areas for designation as 'Local Green Spaces' in the Neighbourhood Development Plan (NDP). The majority of the areas are all located in close proximity to the main community, and lie either just outside the settlement boundary, or are held in trust and do not permit residential development. All areas have particular local significance. They are historically associated with the community, are tranquil areas and possess a richness of wildlife.

The designation of these areas as Local Green Spaces would complement any future housing development. It is perhaps worth noting that approximately 80 new homes have been built (or have received planning approval to build) within the settlement boundary within the past 7 years (a 12% increase in housing stock). The majority of development has mainly been through 'infill', resulting in a significant decrease in open green spaces.

Proposed Local Green Spaces are as follows:-

- **ABSA playing fields** (Lichfield Road). This is an area of land to the south of the settlement boundary that is currently being developed for community use and will include soccer pitches, a cricket pitch, a netball court and a pavilion. The land is on a long lease from The Woodard Corporation.
- **The Anglesey**. This is an area of open cultivated grassland, and is a local beauty spot with far-reaching views which lies just outside the settlement boundary. It is currently used by the village cricket and junior football teams, and has an established footpath running through it. There is clear evidence of medieval strip farming - an important link to the village's past. The land is owned by The Woodard Corporation.
- **The Lowers**. An area of cultivated grassland with far-reaching views across open countryside. It lies just outside the settlement boundary and has been enjoyed for many years by the community as a place for sport and serenity. Footpaths run across from all four corners of the land. It is owned by The Woodard Corporation.
- **The Village Green**. This is the focal point of the Conservation Village, with historic and cultural links to the past. The entire area either side of the highway is well used by the local community and by visitors alike. It is owned by the parish.

- **The Pinfold.** A relatively small area of land which lies within the settlement boundary. It is owned by the PC and currently has a bus shelter built on it. It has a picturesque backdrop and is situated opposite the junction of a main approach in to the village. The background setting includes an architecturally interesting sports hall, as well as a Listed Building and another building of townscape merit.
- **The Village Hall and site.** Inclusive of the Village Hall, children's play area, bowling green, tennis courts, basketball court, outdoor gym equipment areas and a five-a-side soccer pitch. It is owned by the Village Hall Trustees (registered with the Charities Commission). The facilities are much used by a broad cross-section of the community. It cannot be used for commercial development.
- **Gallimore's Field.** This a meadow just outside the settlement boundary to the north of the village. Although currently privately owned there is a legal agreement that it can be managed by the Village Hall Trustees for community use until such a time as planning consent is granted for two dwellings on the eastern boundary. If this comes to fruition the understanding is that it will be permanently gifted to the community. Residential development will not be permitted as part of any such agreement. The meadow has not been cultivated for a number of years, is of historical importance through evidence of medieval strip farming, and is well used by the community on a daily basis. A footpath runs through this land linking Schoolhouse Lane and Harley Lane. There are proposals to develop part of the land as a wild-life habitat. The village bonfire is also held here, and the land has been used as an occasional camping site for visitors to the annual Horn Dance and to the English Country Music Society's annual festival.
- **Meadow to the south of the churchyard.** This is an undulating meadow to the south of the settlement boundary, and has footpaths criss-crossing it from all four sides. To the north is the St Nicholas churchyard, and to the east is the historic Hall Hill Manor site where Mary Queen of Scots is reputed to have stayed. To the western boundary runs Mires Brook where marshy ground creates a habitat for many species of wildlife. There is an ancient lane that runs alongside the meadow (Narrow Lane) historically connecting the centre of the village and the southern outlying rural region of the Parish. The meadow is owned by a member of the local farming community.
- **The Nuttery under-5s play area** (School House Lane). This is leased from The Woodard Corporation and is a small enclosed tranquil area of partly-wooded land. Being opposite the village school and nursery it is a popular location for accompanied toddlers. The only access to this land is via a footway which runs between adjacent properties. Housing development of the land would therefore not be possible.

- **The Shooting Butts** (a land locked area to the rear of Butt Cottages on Goose Lane). This small parcel of land lies just outside the settlement boundary. Although privately-owned, the land has not been maintained for over 20 years. There have been unsuccessful attempts to trace the current owner. The land is extremely rich in wildlife, and can be appreciated by passing walkers from the footpath that borders the edge of the area. The site is of particular local value, as it was formerly a place for sand excavation to assist the local manufacture of bricks for building many of the village's Listed Buildings. Prior to this it was the site of medieval archery shooting butts (legend also has it that it was frequented by Robin Hood who lived at nearby Loxley).
- **Wooded land** (that forms the Southern boundary of the Uttoxeter Road development site). This wood/copse has evidence of an abundance of wildlife, as well as established trees and foliage + a natural depression forming an established pond. It covers a substantial area right up to the access lane to Leafields Farm. The wood is owned by a member of the local farming community.
- **Richard Clarke School Playing Field** This is an established area for recreational use by the Richard Clarke First School and Tom Thumb Nursery. This land is owned by the Trustees of Richard Clarke First School.