

# NDPG Bulletin Special Nov 2021

## Why this special edition of the “Bromley Bulletin”?

For several years a team has been working on our behalf on a draft Neighbourhood Development Plan (NDP). If the draft meets with ESBC and government approval it will help our community to determine how best the parish can have a sustainable future.

This Bulletin Special outlines the key aspects of the draft plan. (A full copy will be available upon request from the Parish Clerk. In addition, “drop-in” sessions with councillors will be at Church House on the afternoon of 4<sup>th</sup> December 2-5.00pm 2021. It is an opportunity for you to familiarise yourself with the proposals shortly before the draft progresses to the next formal level (which is a 6-week Pre-Submission Consultation Period with the community as well as a large number of outside bodies such as Natural England, English Heritage and the Highways Authority). There will be a further drop-in session on the morning of 22<sup>nd</sup> January 2022.

## What is a Neighbourhood Development Plan?

It is the third, and most localised, stratum of the English planning system.

The first level is the government’s National Planning Policy Framework (NPPF) which sets out the national planning requirements.

The second level is the local planning authority’s (ESBC in our case) plans on how to implement NPPF, set out in a document called the “Local Plan”. A Local Plan will determine things like the number of new developments, where they should be concentrated, and the type of developments.

The third level is a Neighbourhood Development Plan (NDP) and is a community-led framework for guiding development, regeneration and conservation in order to help secure a sustainable future for that parish.

Without an NDP, the size, positioning and nature of any development would be determined by the local planning authority. ESBC has been told its Local Plan must make provision for 11618 new homes by 2031. It is understandably keen, therefore, to identify suitable development sites.

## Why should I support our NDP?

The draft plan is a reflection of the views expressed by our community about housing, employment, conservation and transport. Already, since the start of the Local Plan in 2012, more than 80 new homes have been given planning consent in Abbots Bromley village, and in excess of 120 in the parish as a whole. Almost none of them are of the type the community feels necessary to sustaining the parish’s future - a view reflected in an independently written Housing Needs Assessment (HNA). By supporting the NDP you will help to ensure the parish has a sustainable future.

## What if I don’t support any more development?

Our Neighbourhood Development Plan (emphasis being on the word “*development*”) has to support the Local Plan and NPPF, both of which have identified the need for lots more housing. Therefore, our NDP would not gain approval if it sought to refuse any future developments.

What it *can* do, though, is restrict the majority of development to inside our settlement boundary (an imaginary line drawn around the village of Abbots Bromley). Suitable land inside a settlement boundary has a “presumption in favour of” planning consent. Outside a settlement boundary, development is much more restricted under planning law. What our NDP can determine is where in our settlement boundary we prefer development to take place, and where we do not wish to see it. The NDP can also determine the type and style of housing, so that it meets current and future local need.

The community has expressed a desire to see two types of new housing: housing to support the elderly, and housing to support local need for first-time buyers and young families. The former type is needed to meet the needs of our current demography, whilst the latter is seen to be essential to sustaining the parish in the future.

### **Is it just about housing?**

No. You will see policies in our draft NDP which also promote local businesses and local employment, as well as the safeguarding of the rural environment. Transport is also an important section of the NDP.

### **What do you want me to do?**

This Bulletin Special is to give you a preview of the key points before the formal Consultation Period (which lasts a minimum of 6 weeks) begins. There will be opportunities to speak to parish councillors, and to see the full draft. The Consultation Period, once it begins, will be your opportunity to put in writing your thoughts about the NDP.

### **How will I know when the Consultation Period has begun?**

The date - possibly some time in December - will be well publicised on social media, and on notice boards. Keep your eye on the village green for additional publicity.

### **Why are you not sending everyone in the parish a copy of the complete draft?**

The complete draft is very long, and it would be too expensive to give everyone a copy. Much of the draft contains background evidence about the parish, and also the rationales behind the key policies. What this Bulletin Special contains is an executive summary of the draft, and the all-important proposed policies. As already mentioned, a full copy of the draft will be made available should you wish to read it.

### **What stages does the draft NDP have to go through before it is formally adopted?**

The draft will be sent to ESBC and our private consultant for their opinions on whether it passes scrutiny.

The next stage is the minimum 6-week Formal Consultation Period, in which comments are invited from the community and numerous outside agencies. This is then followed by a Consultation Statement by the parish council in which it explains how it has responded to comments made during the consultation period.

If it appears to have general support from the community, the draft is then formally submitted to ESBC for approval. If successful, ESBC will submit the NDP to a government inspector.

#### How long might this take?

With the community's support, the draft could be with ESBC for approval by mid spring 2022. Once approved, it will then be ESBC's responsibility to submit our NDP to the government's inspector for adoption.

#### Who can I contact about the draft plan?

In the first instance, please contact Sarah Meads, Clerk to the Parish Council.

### Neighbourhood Plan Summary

Since autumn 2015 a group of residents and councillors have been working to put together a Neighbourhood Plan for Abbots Bromley. The Plan has been a long time in the making, but we hope it has been worth the wait as it reflects the community's wishes about how the parish can continue to be sustainable into the future as well as being in line with current government policy. Thanks go to all those who have contributed to the Plan from its early beginnings to get it to the stage where it is now ready for public consultation.

#### Overview

The purpose of this Summary is to provide an introduction to the Abbots Bromley Neighbourhood Plan (NDP). Production of a NDP is recommended in order to present parish opinion towards informed decision making on future planning applications. At this time, the Plan does not seek to identify or allocate land for development. Therefore, any approved development initiatives must be contained within the existing settlement boundary. The Plan covers the period up to 2031, corresponding to the plan period for the adopted East Staffordshire Local Plan 2012-2031. When made the Neighbourhood Plan forms part of the statutory Development Plan for East Staffordshire.

The vision for the Neighbourhood Plan is:

**“To shape the appropriate sustainable development of scale and design that protects and preserves the historic and natural environment, whilst encouraging socio-economic growth of the neighbourhood area”.**

#### Process

Following regular dialogue with residents, the NDPG have produced a community led Plan, reflecting the following important key areas of discussion that were identified from an initial parish-wide questionnaire in 2016: **Heritage and Conservation; Housing; Community Facilities; Natural Environment; Traffic and Parking**

The key areas were developed into the following specific Aims that would later form the basis for producing the Neighbourhood Plan policies:

**A1** To achieve a balanced mix of uses and facilities, creating more sustainable life-work patterns.

**A2** To maintain and expand the range of local community facilities within the parish.

**A3** To support local businesses and employment.

**A4** To help to ensure that new residential development meets the diverse needs of the parish's current and future residents.

**A5** To ensure that new development is well designed and adds to the distinct identity of the parish.

**A6** To conserve the parish's built heritage.

**A7** To protect and enhance the parish's landscape setting, green spaces, natural features and wildlife.

**A8** To ensure that future development schemes provide sustainable , safe and effective transport related outcomes.

### Viewing the Plan

The full Neighbourhood Plan Draft may be viewed online at

[www.abbotsbromley.com](http://www.abbotsbromley.com)

The Draft as it stands is still subject to checking by ESBC and may be amended following public consultation.

A printed copy of the Plan may be inspected at the planned drop-in sessions at Church House on Saturday 4<sup>th</sup> December 2021 and 22<sup>nd</sup> January 2022.

All comments should be addressed by email to the Clerk to Abbots Bromley at [abbotsbromleynp@gmail.com](mailto:abbotsbromleynp@gmail.com) or by post to Mrs Sarah Meads, Clerk to Abbots Bromley PC, The Hayloft, Marsh Farm, Uttoxeter Road, Abbots Bromley, WS15 3EJ

Paul Freeman, Chair NP Group

### Neighbourhood Plan Policies

The NP Policies have been drafted with the "*presumption in favour of sustainable development*" to meet local need throughout. This has been achieved through full regard to the guidance set out in the National Planning Policy Framework (NPPF) and the Strategic Objectives in the ESBC Local Plan 2012-2031.

The policies are listed under the following group headings:

**DAH:** Design and Heritage

**DEC:** Dwellings, Employment and Community

**NGE:** Natural and Green Environment

**TIN:** Transport and Infrastructure

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

1. New development must be well-designed, sustainable and maintain the distinctive identity of Abbots Bromley. This includes meeting the following requirements:
  - a) In order to create a satisfying relationship between built and open areas, the existing character of the village and the immediate context of the development site must be complementary in terms of scale, massing, height, distance of set back from the road, and materials.
  - b) “Active” frontages (elevations with windows and doors) must be provided to road facing elevations, to provide natural surveillance.
  - c) High quality and durable materials, in keeping with the surrounding built environment, must be used. Use of locally sourced materials is highly encouraged, as is use of reclaimed materials.
  - d) Public realm designated areas should be complemented through effective ‘placemaking’ schemes that ensure high quality streets, with traditional landscape as an integral part of the design, and the creation of an inclusive, safe and convenient environment for residents to undertake a range of social activities.
  - e) Design accounting for the specific site and context is required. Layout and form must respond to local features within and adjacent to sites including local topography, landscape and water features, trees and plants, views, wildlife habitats, existing buildings and micro climate.
  - f) Front boundaries comprising hedges or historic brick walls or railings must be retained as part of any new development. New front boundary treatments must complement the existing character of the area, based on use of low brick walls or hedges.
  - g) All designs must include features/materials which actively reduce the impact of carbon emissions.
2. Development on the edge of the village must incorporate planting and landscape design to create a natural transition between urban and rural areas. Hard boundary treatments such as high walls and fences must be set back and be screened by suitable landscaping.
3. Creative and innovative design solutions will be considered, especially where they incorporate high environmental protection performance.

### **DAH2: Extensions**

1. Extensions to existing residential, commercial, and community properties must:
  - a) complement and not dominate existing buildings.
  - b) not cause any significant adverse impact on the amenities of adjacent properties.
  - c) maintain adequate functional garden space for the purpose of:
    - amenity considerations such as daylight, privacy, leisure.
    - effective separation between buildings, and adjacent sites to prevent noticeable development overcrowding.
    - Planting of native trees and shrubs to help screen and soften development and reduce the effects of greenhouse gasses.

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

1. New development must preserve or enhance the character and appearance of the Abbots Bromley Conservation Area:

- a) Every effort must be made to retain existing trees and hedges as part of any development. Where the removal of trees and hedges is unavoidable, replacement of the same species must be provided within the development site.
- b) Development in the main street must complement the predominant townscape characteristics, including the distinctive sense of enclosure and definition created by building frontage.

### **DEC1: Residential Development**

1. Residential development will be supported within the existing settlement boundary. The key stipulations are:

a) Development must address the identified local need in terms of the mix, type and sizes of accommodation. The accommodation must include a mix of the following:

- smaller housing and starter homes (1-2 bedrooms).
- smaller Affordable Housing for families (3-bedrooms) within the existing settlement boundary and provided by a Housing Association. 3-bedroom+ market-value homes will not be supported until the community's housing needs have been met.
- housing suitable for the elderly, with a mix of market-value and social housing.

Any Affordable Housing provision should focus on these types of housing.

- b) Proposals for bungalows and smaller terraced housing will be supported.
- c) Housing infill development for gaps in existing frontages must have no significant adverse impact on the amenities of neighbouring properties.
- d) Support for new housing within existing domestic garden space will not be encouraged and will only be supported where the existing dwelling would maintain adequate functional garden space and where adequate functional garden space would be provided also for the new dwelling(s). Development in historically important garden spaces (eg medieval burgage plots) will not be supported.
- e) Annexes for dependent relatives will be supported subject to a Planning Condition that they will not become separate dwelling units.
- f) Self-build schemes, co-housing and other community-led housing projects that meet the local need whilst satisfying all of the requirements of this policy are encouraged.

### **DEC2: Employment, Tourism and Community Facilities**

1. Employment, tourist facilities and community facilities will be supported, subject to there being no significant adverse impact on the amenities of residential properties by reason of noise, vibration, disturbance, dust, noxious fumes or other impacts.

2. Development involving the loss of existing community facilities will be supported only where similar or better facilities are provided elsewhere, or it can be demonstrated that such facilities are no longer needed.

### **DEC3: Brownfield Land Development**

1. Development will be supported on brownfield land, subject to meeting other policy requirements in this plan.

### **DEC4: Former Abbots Bromley School Site**

1. Any brownfield land development on the former Abbots Bromley School Site must be based on the following development principles:

- a) The development must be within the Abbots Bromley settlement boundary.
- b) A mix of uses must be provided. This may include housing that meets the community's wishes (see Rationale and Evidence above), and the requirements of Policy DEC1, but must also include the retention or replacement of community use facilities within the site, as well as the creation of new employment opportunities.
- c) The listed school buildings and other buildings of townscape merit must be retained and refurbished as a key element of development, thereby maintaining their contribution to the special architectural or historic interest of the conservation area.
- d) Existing open space, including recreational space, must be retained.
- e) Trees and hedges must be retained as part of the development.
- f) The site should be viewed for planning purposes as one site and not as a collection of small development sites.
- g) Section 106 gains should be used to directly benefit the parish.

### **NGE1: Natural Environment**

1. New development must have no significant adverse impact on the open rural landscape of the parish and its wildlife and ecology. In particular, this includes consideration of impacts on natural features and their setting such as rivers/water courses; ponds; wooded areas; other trees and hedges; national and local footpaths and bridleways.

2. Development is encouraged to incorporate features to support wildlife and nature, such as bat bricks; bird and owl boxes and hedgehog runs.

### **NGE2: Drainage and Flooding**

1. Driveways and other hard standing surfaces within development must be water permeable.

2. The extent of hard standing must be minimized, in the interest of regulating temperatures, and to support the drainage of surface water.

### **TIN1: Sustainable Transport Provision**

1. New development must include a balanced provision of transport and parking options, including provision of:

- a) pedestrian links to the existing footway network.
- b) off road parking space with access to electric vehicle charging points.
- c) covered and secure storage for cycles and/or electric scooters or similar.

2. Where development involves the creation of new roads, the layout must link to surrounding footpath networks whilst providing a fully inclusive, convenient, safe and permeable environment for pedestrians. The layout and the design of streets and the public realm should encourage low vehicle speeds.

**TIN2: Transport Impacts**

1. Where highway infrastructure works are necessary to enable development to take place, they must be designed so as to preserve or enhance the rural and historic character of the area, including rural lanes.

**TIN3: Local Energy Schemes**

1. Renewable and low carbon energy schemes will be supported, provided there is no significant adverse impact on the amenities of nearby residential properties or businesses. This includes visual impacts, noise, vibration and other impacts.

**TIN4: Broadband**

1. New development must include high-speed broadband provision so as to be ready when local services undergo upgrade.