

Policy Choices Consultation Document - January 2010



Title Page

**South Staffordshire
Local Development Framework**

**Core Strategy
Development Plan Document**

Policy Choices Consultation Document

January 2010

South Staffordshire Council

Title Page

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Chapter 1 . Introduction

1.1 A Local Development Framework is being prepared to help to shape a sustainable future for South Staffordshire. It will replace the existing Local Plan adopted in 1996 and will set out the spatial planning strategy for the District up to 2026. The Local Development Framework will consist of a number of statutory and non-statutory documents that together will set out the planning policies and proposals to guide the development of the District, and can be seen in the diagram over. The statutory documents are known as Development Plan Documents (DPDs) and these will form part of the Development Plan for South Staffordshire.

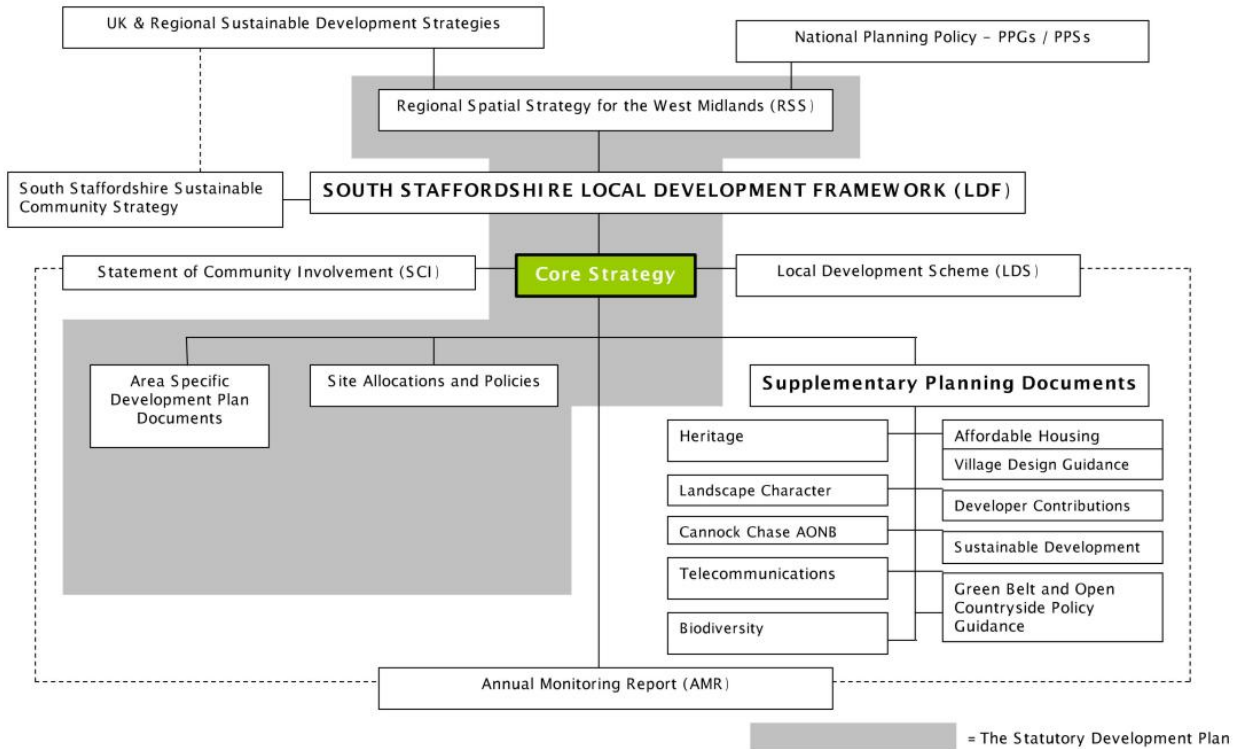
1.2 As part of the Local Development Framework a Core Strategy document is being prepared. The Core Strategy will be at the heart of the Local Development Framework for South Staffordshire and will set out the long-term vision, objectives and planning policies to deliver the vision and secure a sustainable future for the District. It will be informed by and draw upon other strategies produced by the Council and other organisations particularly the Sustainable Community Strategy. The Core Strategy must be in general conformity with the West Midlands Regional Spatial Strategy (RSS).

1.3 The Core Strategy will contain broad policies for steering and shaping development as well as defining areas where development should be limited. It will also set out more detailed day-to-day development policies through which development will be delivered. The overall strategy will manage change that is necessary to meet the needs of current and future generations.

1.4 The Core Strategy DPD is the first major component of the Local Development Framework to be prepared. The Council will be preparing a number of other documents including a Site Allocations DPD and Supplementary Planning Documents (SPDs) covering village design guidance, affordable housing, developer contributions and sustainable development. The Council has an adopted Statement of Community Involvement (SCI), which sets out the Council's approach for involving local communities, stakeholders and consultees in the process of preparing the Local Development Framework and in decisions on planning applications. Further details of the different documents in the development plan can be seen in the family tree over and can also be found on the Council's website at www.sstaffs.gov.uk

Chapter 1 . Introduction

South Staffordshire Local Development Framework - Family Tree



Preferred Spatial Strategy Consultation

1.5 In January 2009 the Council published the Core Strategy 'Preferred Spatial Strategy' document for public consultation. The document set out the issues and challenges facing South Staffordshire, the long-term vision, and the strategic objectives that set out the broad strategic direction for change and development in the District. The document presented the Council's preferred spatial strategy to deliver those objectives to shape a sustainable future for South Staffordshire.

1.6 The Preferred Spatial Strategy document also outlined the types of planning policies that the Council thinks will be needed to achieve the strategic objectives and deliver the spatial strategy. It set out the policy areas that the Council considers should be covered by Core Policies and more detailed Development Policies and through which growth and development will be delivered.

Chapter 2 . Policy Choices

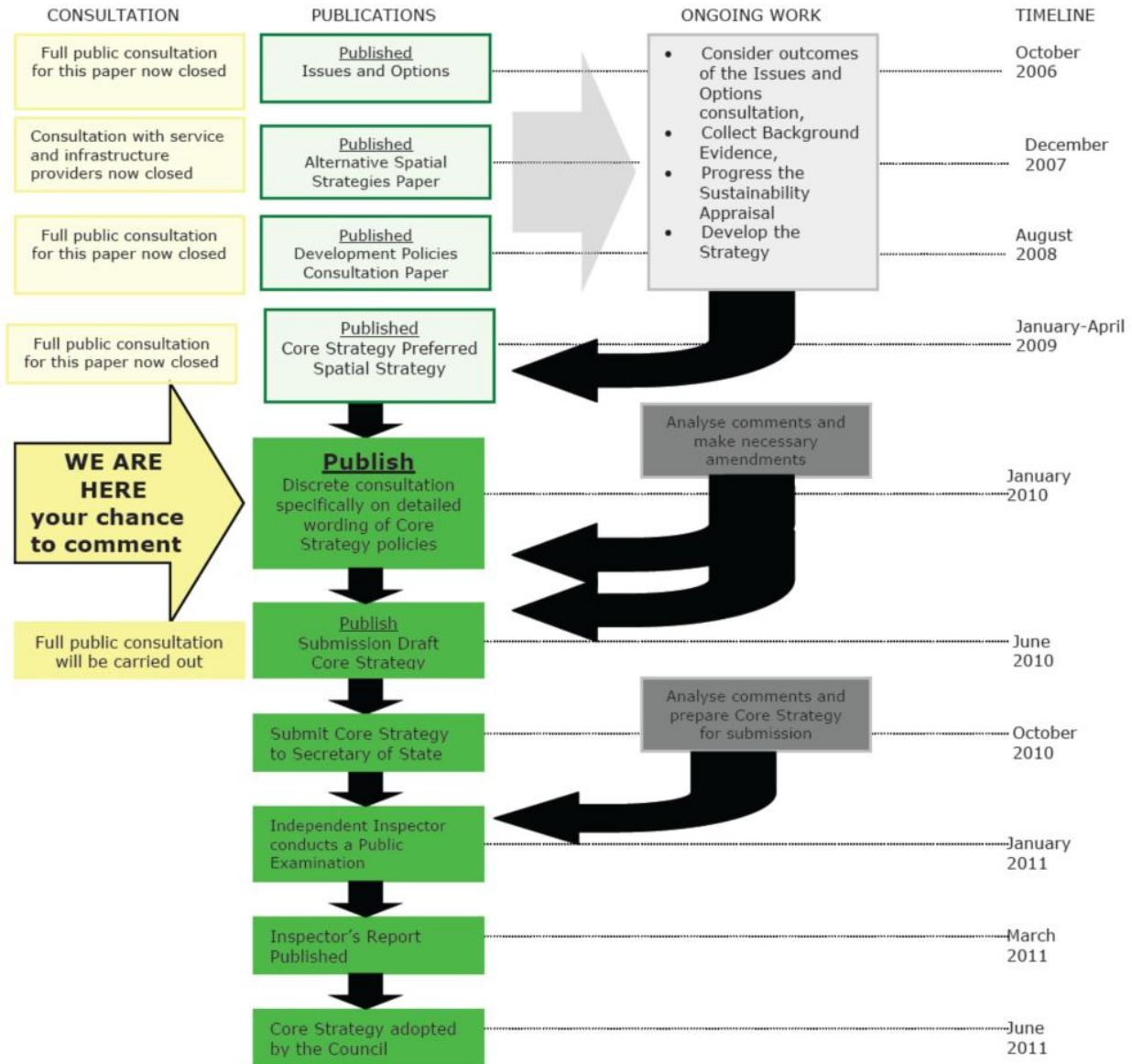
2.1 The results of earlier consultations on the Core Strategy, Development Policies Paper and the Preferred Spatial Strategy consultation, together with national guidance on the development of spatial policies, have made the Council think critically about the types of policies that are really needed. The Council has developed detailed policy wording for the policies in the Core Strategy and a series of Core Policies (strategic level policies) and more detailed Development Policies (control/management policies) have been prepared. The Council now wishes to test these policies and the detailed policy wording through a public consultation process.

The Purpose of this Consultation

2.2 The Council is committed to involving local communities, stakeholders and other interested parties in helping to shape the contents of the Local Development Framework and sees consultation as an ongoing activity, which feeds the views of residents and consultees into the plan making process. The flow diagram over shows the timeline and the different stages of how the Core Strategy is being prepared, and when to get involved.

Chapter 2 . Policy Choices

Picture 1



2.3 This Policy Choices document sets out the Council's draft Core Policies and Development Policies for consultation. The Publication Core Strategy will contain a full explanation/justification for each policy, but for the purposes of this consultation only the draft policies have been included.

2.4 It should be noted that the final wording of the policies may be different from those presented in this consultation document, as responses to the consultation may lead to changes or completely different policy alternatives being carried forward. The Council will ultimately be guided by both national and regional policy and will seek to ensure that the policies in the Core Strategy are locally distinctive and do not repeat national policy. This consultation represents a further step in the process enabling communities, stakeholders and all interested parties to give feedback on the development of the most appropriate planning strategy and policies for South Staffordshire.

Chapter 2 . Policy Choices

2.5 We are now asking for your views on our Draft policies for the Council's Core Strategy document. Your comments will help us move forward and shape a document for submission to the Government in 2010. The policies and proposals of the final Core Strategy document, which will cover the period up to 2026, will affect everyone that lives, works in, or visits the District – so it is important for you to be involved and have your say.

How you can make your comments

2.6 We welcome your comments on this consultation document and you can respond in the following ways:

- By visiting the Council's website www.sstaffs.gov.uk and completing the on-line representation form through the Limehouse consultation pages. By using Limehouse consultation, you can read the document and comment on each section in turn and view what other people have said. It is also possible to sign up for email alerts, which will notify you when new documents are published on-line. To view the document and submit your comments through our consultation portal please visit: <http://sstaffs-consult.limehouse.co.uk/portal>

Note: To submit your comments on-line you will need to register with Limehouse, our secure on-line consultation server. Your details will only be stored in relation to the South Staffordshire Local Development Framework. By registering, you can automatically receive updates on our LDF documents.

- By visiting the Council Offices, Codsall, main libraries and Parish Offices in the District where copies of the Core Strategy Policy Choices document will be available for inspection and representation forms will be available to complete.

- By completing the representation form and sending it to:

Development Plans and Conservation Manager
South Staffordshire Council
Council Offices
Wolverhampton Road
Codsall
South Staffordshire
WV8 1PX

Email: CSConsultation@sstaffs.gov.uk

Fax: 01902 696705

Your comments need to be received by us by 5pm on the 22nd March 2010.

Please note that any comments you make are not confidential and may be made publicly available.

Chapter 2 . Policy Choices

What Happens Next?

2.7 We will use the comments received in response to this consultation exercise to help us in preparing the final draft version of the Core Strategy Development Plan Document which will be published for consultation prior to formal submission to the Secretary of State.

2.8 If you have any queries about this consultation document or the South Staffordshire Local Development Framework please contact a member of the Development Plans Team on: 01902 696317.

Chapter 3 . The Draft Policies

3.1 The Draft Policies are set out under each of the Sustainable Community Strategy themes and are linked to the Strategic Objectives expressed in the Core Strategy. The Sustainable Community Strategy themes are:

- Environmental Quality
- Housing
- Economic Vibrancy
- Community Safety
- Health and Well Being
- Children and Young People

3.2 The policies are introduced by the relevant **Strategic Objective** and commence with a **Core Policy** followed by supporting **Development Policies**.

3.3 The Draft Policies set out in this consultation document will not replace all the Saved Policies in the Adopted Local Plan as those policies that relate to specific site allocations or particular policy areas will be reviewed as part of the Site Allocations DPD. The Publication Core Strategy will contain a full list of replacement policies.

Chapter 3 . The Draft Policies

The Spatial Strategy

We think we need a Core Policy which sets out the Spatial Strategy for South Staffordshire:

Core Policy 1: The Spatial Strategy

The Council will promote sustainable development to deliver 3,500 dwellings in South Staffordshire between 2006 and 2026 in the most sustainable settlements. The principal aim will be to meet local needs and support and improve infrastructure and service delivery in the District.

The growth will be located in accordance with the settlement hierarchy set out below and the Council will work with partners to deliver the infrastructure, facilities and services required to support this growth:

Codsall, Bilbrook, Brewood, Cheslyn Hay, Great Wyrley, Kinver, Penkridge, Perton and Wombourne are defined as **Main Service Villages** and will be the main focus for development and service provision.

Coven, Essington, Featherstone, Huntington, Pattingham, Swindon and Wheaton Aston are defined as **Local Service Villages** where limited development will be supported where it meets local needs.

Bednall, Bobbington, Bishops Wood, Dunston, Shareshill, and Trysull are defined as **Small Service Villages** where very limited development may be acceptable for the provision of rural affordable housing where it clearly supports a local need and contributes to the sustainability of those local communities.

The villages classified as **Other Villages and Hamlets** are not identified for growth, and development will only be permitted in exceptional circumstances for the provision of rural affordable housing to meet local needs.

Development proposals will be expected to make efficient use of land and adopt a sequential approach that gives priority to accessible locations and previously developed land (PDL).

The spatial strategy in relation to employment aims to focus growth on the Main Service Villages and provide a balanced portfolio of employment land to develop and sustain the local economy.

The Council will protect the South Staffordshire portion of the West Midlands Green Belt and the Open Countryside beyond the Green Belt.

Chapter 3 . The Draft Policies

SCS Theme: Environmental Quality

Strategic Objective 1:

To protect and maintain the Green Belt and Open Countryside in order to sustain the distinctive character of South Staffordshire.

Strategic Objective 2:

To retain and reinforce the current pattern of villages across South Staffordshire and in particular protect and retain the important strategic gaps between existing settlements in order to prevent the coalescence of settlements.

We think we need a Core Policy which covers the Green Belt and Open Countryside:

Core Policy 2: The Green Belt and Open Countryside

The South Staffordshire portion of the West Midlands Green Belt will be protected and the strategic gaps between settlements will be retained to prevent the coalescence of settlements and maintain the attractive character and openness of the countryside.

Development will not be permitted in the strategic gaps between settlements and the Major Urban Area of the Black Country to support urban renaissance.

The general extent of the Green Belt will be retained but some changes will be necessary to existing Green Belt boundaries around villages to deliver the proposed development strategy. A review of Green Belt boundaries and Major Developed Sites in the Green Belt will be carried out in the Site Allocations DPD.

The remainder of the District north of the Green Belt boundary will be retained as Open Countryside where the character and openness of the countryside and the local distinctiveness of villages will be protected from inappropriate development.

Chapter 3 . The Draft Policies

We think we need Development Policies which cover the Green Belt and Open Countryside and Development Boundaries:

Policy EQ1: Development in the Green Belt

Within the South Staffordshire portion of the West Midlands Green Belt as defined on the Proposals Map development acceptable within the terms of national planning policy set out in Planning Policy Guidance 2 (PPG2) Green Belts will normally be permitted where the proposed development is for either:

A. A new or extended building, provided it is for:

- a. purposes directly related to agriculture or forestry; or
- b. essential small-scale facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the openness of the Green Belt and which do not conflict with its purposes; or
- c. limited affordable housing for local needs in accordance with Policy H2; or
- d. limited extension, alteration or replacement of an existing dwelling where it accords with the adopted Green Belt and Open Countryside Supplementary Planning Document.

B. The re-use of a building provided that:

- e. the proposed use of any building (taking into account the size of any extensions, rebuilding or required alterations), would not harm the openness of the Green Belt or the fulfilment of its purposes.

C. Changes of Use of Land:

- f. the carrying out of an engineering or other operations, or the making of a material change of use of land, where the works or use proposed would have no material effect on the openness of the Green Belt, or the fulfilment of its purposes.

Policy EQ2: Development in the Open Countryside Beyond the West Midlands Green Belt

The Open Countryside beyond the South Staffordshire portion of the West Midlands Green Belt as defined on the Proposals Map will be protected for its own sake, particularly for its landscapes, areas of ecological, historic, archaeological, agricultural and recreational value.

Development within the Open Countryside will normally be permitted where the proposed development is for either:

Chapter 3 . The Draft Policies

A. A new or extended building, provided it is for:

- a. purposes directly related to agriculture or forestry; or
- b. essential small-scale facilities for outdoor sport or recreation, nature conservation, cemeteries and for other uses of land which preserve the openness of the Open Countryside beyond the Green Belt; or
- c. limited affordable housing for local needs in accordance with Policy H2; or
- d. limited extension, alteration or replacement of an existing dwelling where it accords with the adopted Green Belt and Open Countryside Supplementary Planning Document.

B. The re-use of a building provided that:

- e. the proposed use of any building (taking into account the size of any extensions, rebuilding or required alterations), would not harm the openness, appearance or character and local distinctiveness of the Open Countryside beyond the Green Belt.

C. Changes of Use of Land:

- f. the carrying out of an engineering or other operations, or the making of a material change of use of land, where the works or use proposed would have no material effect on the openness, appearance and character of the Open Countryside beyond the Green Belt.

Policy EQ3: Development Boundaries

Permission for development will normally be permitted within the Development Boundaries of villages as defined on the Proposals Map and Inset Plans where:

- a. it is for new housing or other appropriate development or redevelopment (including replacement);
- b. it is for the extension of dwellings or other buildings;
- c. it is for the restoration or conversion of existing buildings for appropriate uses;
- d. it is for appropriate commercial and employment development or redevelopment;
- e. the scale and nature of development is compatible with the position of the village in the settlement hierarchy and is sympathetic in design and siting to the form, character and local distinctiveness of the village and surrounding development;

Chapter 3 . The Draft Policies

- f. it can be accommodated within the capacity of existing facilities and infrastructure.

Development should be consistent with the adopted Village Design Guide Supplementary Planning Document and other LDF policies.

Strategic Objective 3:

To protect and improve South Staffordshire's environmental assets.

Strategic Objective 4:

To protect, conserve and enhance the countryside, character and quality of the landscape and the diversity of wildlife and habitats.

Strategic Objective 5:

To protect, conserve and enhance the historic environment and to ensure that the character and appearance of the District's Conservation Areas is improved through management plans and better-designed developments.

We think we need a Core Policy which covers the Natural and Historic Environment:

Core Policy 3: Protecting and Enhancing the Natural and Historic Environment

The Council will support development or other initiatives where they protect, conserve and enhance the District's natural and heritage assets including internationally, nationally and locally important habitats. Particular support will be given to initiatives to improve the natural environment where it is poor and increase the overall biodiversity of the District.

Development or activities will generally be supported which:

- a. will not have a detrimental impact upon the interests of a natural or heritage asset;
- b. are not contrary to the control of development within internationally, nationally or locally designated areas including the Green Belt and Open Countryside and Cannock Chase Area of Outstanding Natural Beauty;
- c. are consistent with the proper management of the asset;
- d. provide mitigation or compensatory measures to address any potential harmful implications.

Development proposals should be consistent with other LDF policies.

Chapter 3 . The Draft Policies

We think we need Development Policies which cover Natural and Heritage Assets and the Landscape:

Policy EQ4: Protecting and Enhancing Natural Assets

Permission will be granted for development (alone or in combination) which would not cause significant harm to sites and/or habitats of nature conservation, geological or geomorphological value, including ancient woodlands and hedgerows, together with species that are protected or under threat. Support will be given to proposals which enhance and increase the number of sites and habitats of nature conservation value, and to meeting the objectives of the Staffordshire Biodiversity Action Plan.

Sites designated under national legislation are shown on the Proposals Map – Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs) - and will be protected under the terms of that legislation. Locally important sites are also identified – Sites of Biological Importance (SBIs) and will be protected and enhanced. Outside the areas designated, the interests of nature conservation must be taken into account in accordance with national guidance.

Any proposed development that could have an adverse affect on the integrity of an international wildlife site (Natura 2000 or Ramsar site) alone or in combination with other plans or projects will not be permitted unless it can be demonstrated that the legislative provisions to protect such sites can be fully met.

The restoration or creation of new habitats will be supported where these contribute to the Staffordshire Biodiversity Action Plan, and to the targets, priorities and enhancement proposals in the West Midlands Regional Spatial Strategy.

Development proposals should be consistent with other LDF policies.

Policy EQ5: Cannock Chase Special Area of Conservation

Development will not be permitted where it would be likely to lead directly or indirectly to an adverse affect upon the integrity of the Cannock Chase Special Area of Conservation (SAC).

To ensure this site is not harmed:

- a. no development involving a net increase in dwellings will be permitted within a suitable buffer area around the SAC (normally 400 metres) unless, as an exception, the form of residential development would not have an adverse affect upon the integrity of the SAC;
- b. between 400 metres and 12 miles from the SAC boundary, development will be expected to demonstrate that necessary steps have been taken on-site to avoid or mitigate any adverse affects upon the integrity of the SAC, or, where this cannot be achieved within the development, make provision for mitigation

Chapter 3 . The Draft Policies

measures designed to avoid such adverse affects taking place as set out in the Cannock Chase Visitor Impact Mitigation Strategy. Measures will include:

Contributions to:

- Habitat management;
- Access Management and Visitor Infrastructure;
- Publicity, Education and Awareness Raising; and
- Provision of suitable alternative natural open space recreational sites

Developments of 50 dwellings or more within 400 metres and 12 miles of the SAC will also be required to provide targeted alternative green space within or close to the development site to be in place and completed prior to occupation of dwellings. The effective avoidance and/or mitigation of any identified adverse affects must be demonstrated and secured prior to approval of the development. Large developments over 12 miles from the SAC may be required to demonstrate that they will have no adverse affect on the integrity of the SAC.

Development proposals should be consistent with other LDF policies.

Policy EQ6: Conservation, Preservation and Protection of Heritage Assets

The conservation, preservation and protection of heritage assets in South Staffordshire will be achieved by a number of means.

The Council will establish and maintain a schedule of known heritage assets including the following types of asset:

- Listed buildings
- A local list
- Registered Parks and Gardens
- Other historic landscapes
- Scheduled Ancient Monuments
- Conservation Areas

Development which affects a heritage asset or its setting should ensure that the special architectural, historic or artistic interest of the asset is not adversely affected.

In the case of development in a Conservation Area proposals will be considered against any appraisal or management plan produced for that area.

Development should be informed by an assessment of the significance of those parts of an asset which will be affected by the proposals, and will be judged by considering the extent to which that significance will be affected.

Proposals which involve the alteration, conversion, rebuilding, repair or restoration of heritage assets will be considered by an assessment of:

Chapter 3 . The Draft Policies

- How the proposals affect the archaeology of the asset
- the effect of the proposal upon its design and fabric
- the extent of intervention involved
- the desirability of preserving the asset and whether it requires protection
- the extent to which the proposals are reversible without causing significant damage to the asset.

Proposals for the rebuilding, reconstruction, repair or restoration of an asset will be considered by an assessment of:

- the extent to which the asset has been recorded
- documentary or physical evidence of what existed previously.

Proposals for repair, i.e. to return a building to good order without alteration, will be considered by an assessment of:

- the materials and techniques to be employed in the repairs.

Proposals for restoration will be considered by an assessment of:

- the accuracy of the proposed design and the extent to which the original design is either known or can be established via research.

Heritage assets including Listed Buildings (and those on a local list) Registered Parks and Gardens (and other historic landscapes) Conservation Areas and Scheduled Ancient Monuments are identified on the Proposals Map and Inset Plans.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document and other LDF policies.

Policy EQ7: Protecting the Character and Appearance of the Landscape

The intrinsic rural character and local distinctiveness of the South Staffordshire landscape should be maintained and where possible enhanced.

Throughout the District, the design and location of new development should take account of the characteristics and sensitivity of the landscape and its surroundings, and not have a detrimental affect on the immediate environment and on any important medium and long distance views.

The siting, scale, and design of new development will need to take full account of the nature and distinctive qualities of the local landscape. The use of techniques, such as landscape character analysis, to establish the local importance and the key features that should be protected and enhanced, will be supported.

Proposals should retain and strengthen the components of landscape character and local distinctiveness, with particular attention to the detailing of any proposal and its relationship with existing buildings, features and vegetation.

Chapter 3 . The Draft Policies

Where possible, opportunities should be taken to add character and distinctiveness through the contribution of new landscape features, particularly to landscapes which have been degraded.

Development within the Cannock Chase Area of Outstanding Natural Beauty and its setting as shown on the Proposals Map will be subject to special scrutiny, in accordance with national policy, in order to conserve and enhance the landscape, nature conservation and recreation interests of the area.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document and other LDF policies.

Strategic Objective 6:

To ensure that all new development is sustainable, enabling people to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.

Strategic Objective 7:

To reduce the effect of society on the environment, and adapt to the impacts of climate change.

We think we need a Core Policy which covers Sustainable Development:

Core Policy 4: Sustainable Development

The Council will require development to mitigate and adapt to the effects of climate change, making prudent use of natural resources, enabling opportunities for renewable energy and energy efficiency and helping to minimise any environmental impacts. This will be achieved by:

- a. giving preference to development on previously developed land in the most sustainable locations in allocating land for development and in determining planning applications;
- b. supporting and encouraging development which facilitates sustainable modes of transport;
- c. supporting and promoting proposals that remediate brownfield sites affected by contamination, where this is consistent with other policies;
- d. ensuring that all new development and conversion schemes are located and designed to reduce energy needs, and incorporate the best environmental practice and sustainable construction techniques appropriate to the size and type of development;

Chapter 3 . The Draft Policies

- e. minimising and managing waste and pollution in a sustainable way, particularly through re-use and recycling;
- f. protecting and enhancing South Staffordshire's natural and historic assets including the character and quality of the landscape and valued historic landscapes and the wider countryside, mitigation against the worst effects of climate change and pursuing biodiversity enhancement schemes and historic environment management proposals;
- g. protecting and enhancing the character, local distinctiveness and setting of villages;
- h. protecting and enhancing essential community facilities and services including sole facilities, buildings and open spaces;
- i. guiding development away from floodplains, and to first utilise areas for development that are not at risk from flooding, before utilising areas at higher risk;
- j. protecting the amenities of our residents and seeking to improve their overall quality of life through the provision of appropriate infrastructure, facilities and services.

The Council acknowledges that some heritage assets may be incapable of being adapted to take advantage of renewable energy and energy efficiency technologies without an unacceptable affect on their special interest.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document and other LDF policies.

We think we need Development Policies covering Sustainable Resources and Energy Efficiency, Renewable Energy, Waste, Protecting Amenity and Hazardous Development:

Policy EQ8: Sustainable Resources and Energy Efficiency

Development should meet the highest viable standards of resource and energy efficiency and contribute to a reduction in carbon emissions. In particular:

Developments should demonstrate that:

- a. residential units to be delivered 2008-2012 will meet the Code for Sustainable Homes (CSH) code level 3 as a minimum, 2013-2015 will meet CSH code level 4 as a minimum, and those delivered from 2016 onwards will meet CSH code level 6 as a minimum. N.B or an equivalent or better rating in any new or additional assessment methods that may be implemented during the plan period;

Chapter 3 . The Draft Policies

- b. non-residential development will be compliant with a BREEAM / Eco Building Assessment rating of at least "VERY GOOD". N.B or an equivalent or better rating in any new or additional assessment methods that may be implemented during the plan period.

All development proposals should demonstrate that:

- c. the development incorporates techniques of sustainable construction and energy efficiency, and minimises the consumption and extraction of minerals by making the greatest possible reuse and recycling of materials in new construction, and makes the best use of existing buildings and infrastructure;
- d. high water efficiency standards are achieved, and new technologies are incorporated to maximise water efficiency and water recycling including utilising Sustainable Urban Drainage Schemes where appropriate;
- e. building design is flexible to future needs and users, and reduces energy consumption by appropriate methods, such as high standards of insulation, layout, orientation, using natural lighting and ventilation, and capturing the sun's heat where appropriate;
- f. the development seeks to minimise waste and facilitates recycling;
- g. all new development, either new build or conversion, with a floor-space of 500m² or more, or one or more residential unit, to incorporate on-site renewable energy equipment to reduce predicted CO₂ emissions by at least 10%;
- h. priority is given to alternative modes of transport to the private car by requiring travel plans for developments which would have significant transport implications.

Development proposals should be consistent with other LDF policies.

Policy EQ9: Renewable Energy

Proposals for renewable energy developments (both small and large scale) including any infrastructure or buildings will be supported, subject to the following considerations:

- a. the impact on the landscape;
- b. the impact on local amenity and on existing residential development;
- c. the impact of the proposal on designated biodiversity sites and species;
- d. the impact on the historic environment, including important views and landscapes and archaeological interests.

Chapter 3 . The Draft Policies

Development proposals should be consistent with other LDF policies.

Policy EQ10: Waste

Development and activities will be encouraged which support the minimisation of waste together with the efficient use of materials, and in particular assist in the delivery of the priorities of the waste hierarchy – which seeks first to promote the reduction of waste, followed by its re-use, then recycling and composting, followed by energy recovery, before finally accepting its disposal as a last resort.

Support will be given for the provision of well designed recycling facilities and recycling collection points, in locations accessible to all members of the communities that are served.

Where appropriate, development must make appropriate provision for recycling facilities and the storage and collection of waste. Development should provide for on-site recycling, and seek to re-use building construction and demolition waste.

Development proposals should be consistent with other LDF policies.

Policy EQ11: Protecting Residential Amenity

All development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight.

Noise sensitive developments such as housing development will not be permitted in the vicinity of established noise generating uses where potential for harmful noise levels is known to exist.

Development likely to generate harmful noise levels will be directed to appropriate locations away from known noise sensitive locations.

Development must not unacceptably reduce the existing level of amenity space about buildings, particularly dwellings, and not unacceptably affect the amenity of residents or occupants.

Development proposals should be consistent with other LDF policies.

Policy EQ12: Hazardous and Environmentally Sensitive Development

The public, land uses and the environment will be protected from the actual or potential effects of hazardous or other activities likely to be detrimental to public health or amenity.

Chapter 3 . The Draft Policies

Permission for potentially hazardous or polluting activities will only be granted where these are kept separate from other uses likely to be sensitive, in order to prevent potential conflicts and in particular to protect the health, safety and amenity of the general public.

Development proposals should be consistent with other LDF policies.

We think we need a Core Policy which covers Design:

Core Policy 5: Promoting High Quality Design

The Council will expect all development proposals to achieve a high quality of design of buildings and landscaping. Support will be given to proposals that are consistent with the detailed design policy set out in Policy EQ13 and the guidance in the adopted Village Design Guide Supplementary Planning Document and any other local design statements, and meet the following requirements:

- a. to provide an attractive, functional, accessible, safe, healthy and secure environment;
- b. to respect and enhance local character and distinctiveness and the natural, historic and cultural environment including the incorporation of opportunities for biodiversity enhancement;
- c. to incorporate measures to reduce the risk of flooding and prepare for the predicted effects of climate change;
- d. to make a positive contribution to the public realm including the incorporation of public art where appropriate;
- e. to adopt sustainable construction principles and use locally sourced and recycled materials wherever possible;
- f. to incorporate accessibility measures to meet the needs of users and facilitate access through sustainable forms of transport;
- g. to secure improvements to public spaces.

Development proposals should be consistent with other LDF policies.

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We think we need Development Policies which cover Design Considerations and Landscape Design:

Policy EQ13: Wider Design Considerations

The design of all developments must be of the highest quality and the submission of design statements supporting and explaining the design components of proposals will be required. Proposals should be consistent with the design guidance set out in the adopted Village Design Guide Supplementary Planning Document and any other local design statements.

Development proposals must seek to achieve creative and sustainable designs that take into account local character and distinctiveness, and reflect the principles set out below. The Council will encourage innovative design solutions.

A. Use

- a. mixed use developments will be encouraged where the uses are complementary to each other and to other uses in the existing community, and where the development will help support a range of services and public transport (existing or new);
- b. proposals should where possible promote an intensity and mix of uses which create vitality and interest where appropriate to their setting;

B. Movement

- c. opportunities should be taken to create and preserve connecting layouts that provide choice, and improve access to facilities and public transport and offer a safe, attractive environment for all;
- d. provision should be made for walking and cycling, including the provision of footpath links, cycleways and cycle parking facilities, and links to green infrastructure in accordance with Policies EV12 and HWB2;

C. Form

- e. proposals should respect local character and distinctiveness including that of the surrounding development and landscape, in accordance with Policy EQ7, by enhancing the positive attributes whilst mitigating the negative aspects;
- f. in terms of scale, volume and massing, development should result in built forms that contribute positively to the streetscene and surrounding buildings, whilst respecting the scale of spaces and buildings in the area;
- g. development should relate to and respect any historic context of the site, including plot patterns and street layout taking account of the guidance contained in Policy EQ6;

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- h. development should take every opportunity to create good design that respects and safeguards key views, roofscapes, landmarks, and focal points;
- i. development should take account of traditional design and forms of construction where appropriate, and avoid the use of inappropriate details;
- j. development should incorporate high quality building design and detailing, with particular attention given to appropriately designed elements;
- k. development must ensure a high standard of access for all and that safe and easy access is available to all potential users, regardless of ability, age or gender;
- l. sustainable forms of development should be designed, incorporating renewable energy use, minimising waste production and providing opportunities for recycling, and minimising pollution. Development should seek to minimise water use including the incorporation of water recycling and harvesting, and where possible Sustainable Drainage Systems (SUDS). Use or re-use of sustainable materials will be encouraged. Orientation and layout of development should maximise the potential for passive solar heating, taking account of the implications of solar heat gain;

D. Space

- m. proposals should create pedestrian-friendly places that allow for necessary vehicular access;
- n. places should be safe and secure, with effective natural surveillance;
- o. well designed private and semi-private open space should be incorporated for all buildings, appropriate to the character of the area;
- p. opportunities should be taken to support the development of a varied network of attractive, and usable publicly accessible spaces;
- q. provision for parking should where possible be made in discreet but planned locations within the development;
- r. design should seek to retain existing important species and habitats and maximise opportunities for habitat enhancement, creation and management in accordance with Policy EQ4.

Space about dwelling standards will set out in an Appendix.

Development proposals should be consistent with other LDF policies.

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Policy EQ14: Landscaping

Landscaping of new development must be an integral part of the overall design, which complements and enhances the development and the wider area, and:

- a. creates a visually pleasant, sustainable and biodiversity rich environment;
- b. provides for sustainable solutions including the use of Sustainable Drainage Systems (SUDS). Designs should respond to the potential implications of climate change;
- c. protects and enhances key landscape features;
- d. creates new features and areas of open space that reflect local landscape character;
- e. contributes to character, appearance and sense of place;
- f. promotes a public realm which is attractive and safe.

Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document and other LDF policies.

We think we need a Core Policy which covers the Delivery of Infrastructure:

Core Policy 6: Infrastructure Delivery

New development must be supported by the required infrastructure at the appropriate stage. The Council will work with its partners to ensure the co-ordinated delivery of facilities and infrastructure to support sustainable communities in South Staffordshire.

The Council will seek to protect existing facilities and services that are essential to the function and operation of existing communities as set out in Policy EV10.

New facilities and infrastructure must be located and designed so that they are integrated, accessible and compatible with the character, local distinctiveness and needs of the local community.

New development will be required to provide the necessary infrastructure at a timely stage to meet the community needs arising from the proposal. Development will also be expected to contribute, as appropriate, to projects that support sustainable development and the wider community.

Both strategic and local infrastructure provision will be linked to the phasing of new development and details will be set out in the Infrastructure Delivery Plan.

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We think we need a Development Policy which covers Development Contributions:

Policy EQ15: Development Contributions

Contributions will be sought from developers where necessary to ensure the achievement of sustainable development including the provision of additional infrastructure and community facilities and the improvement and enhancement of existing facilities, whenever there is a need generated by the new development, ie where there is an existing or potential identified need that would be exacerbated by further development. These include where appropriate:

- a. the provision of affordable housing;
- b. the provision and improvement of community facilities such as community centres, libraries and health facilities;
- c. extension and improvement of educational facilities to meet demand generated by children in new development;
- d. the provision of employment training schemes which develop the skills of the local workforce;
- e. schemes designed to maximise the employment of local people in new development;
- f. children's services/facilities where existing services in the area have insufficient capacity to cater for the potential increase in the number of children, or are inappropriately placed to serve a development, having regard to the need to minimise travel;
- g. new facilities and/or enhancement of existing facilities for the elderly, young people and disabled people;
- h. landscaping of the setting of development on or off site;
- i. the provision of new public open space, play facilities and spaces and sport and recreation facilities to serve new residents or the enhancement of existing public open space, and sport and recreation facilities;
- j. the management of existing sites designated for their nature conservation value and/or the creation of new nature conservation sites and habitats such as ponds, wetlands or wildlife corridors;
- k. conservation and enhancement of heritage assets;
- l. local highway and infrastructure improvements;
- m. car parking provision including improvements to public car parks;

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- n. extension and improvement of the public transport system including the provision of community bus services;
- o. improvements to the existing and proposed footpath and cycle route network and links to or the creation of new public rights of way and links to green infrastructure;
- p. the preparation and implementation of Travel Plans;
- q. water supply, sewage and sewage disposal infrastructure improvements;
- r. flood protection measures and sustainable drainage systems;
- s. environmental improvements including street furniture, street trees and public art;
- t. the provision of waste recycling facilities;
- u. measures to reduce crime such as closed circuit television (CCTV);
- v. the provision of other facilities which are important locally.

Detailed guidance setting out how this Policy will operate will be contained in the Supplementary Planning Document on Development Contributions.

Development proposals should be consistent with other LDF policies.

SCS Theme: Housing

Strategic Objective 8:

To ensure the delivery of decent homes for members of the community including the provision of more affordable housing which matches in type, tenure and size the needs of the residents of South Staffordshire.

We think we need a Core Policy which covers Housing Delivery:

Core Policy 7: Housing Delivery

The Council will plan, monitor and manage the delivery of a target of 3,500 homes in South Staffordshire between 2006 and 2026 and ensure that a sufficient supply of deliverable/developable land is available to deliver 175 new homes each year. The Council will seek to maintain a 5 year housing supply of deliverable sites and to provide 60% of housing on previously developed land during the plan period.

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This new housing development will be distributed between the existing villages of South Staffordshire, in accordance with the principles of the settlement hierarchy defined in Core Policy 1 and shown on the Key Diagram as follows:

Locality/Village	Housing Allocation
<u>Locality Area 1 - Northern Area</u>	
Penkrige	330
Total Northern Area	330 dwellings (26%)
<u>Locality Area 2 - North Western Area</u>	
Brewood	50
Coven	25
Wheaton Aston	25
Total North Western Area	100 dwellings (8%)
<u>Locality Area 3 - North Eastern Area</u>	
Cheslyn Hay	65
Great Wyrley	50
Essington	20
Featherstone	20
Total North Eastern Area	155 dwellings (12%)
<u>Locality Area 4 Central Area</u>	
Bilbrook	75
Codsall	200
Perton	65
Pattingham	20
Total Central Area	360 dwellings (28%)
<u>Locality Area 5 - Southern Area</u>	
Kinver	80
Wombourne	225
Swindon	20
Total Southern Area	325 dwellings (26%)
District Total	<u>1270 - dwellings*</u>

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*In addition to the proposed housing development in Table 1, affordable housing delivered on rural exceptions sites in accordance with Policy H2 will also add to the overall housing supply and the level of growth proposed in South Staffordshire set out above.

In delivering the level of housing proposed, the Council will encourage the provision of extra care accommodation for the elderly and retirement villages of an appropriate scale.

Should further housing development be required in the plan period to respond to changing circumstances this will be focused on the Main Service Villages.

Development will be phased to ensure that it does not occur until appropriate infrastructure is available and sites will be released to ensure a consistent delivery of housing. Allocations for new housing development will be identified in the Site Allocations DPD.

Housing development will be expected to:

- Contribute to the achievement of sustainable development giving priority to the re-use of previously developed land in sustainable locations
- Be of a character and density appropriate to the surrounding area
- Assist in meeting the identified housing needs, including affordable housing and elderly persons accommodation within the locality/ housing market areas
- Deliver the required social, physical and green infrastructure requirements necessary to support sustainable communities.

Housing development which has a detrimental impact upon the character and environmental quality of residential areas and the character and local distinctiveness of villages will not be supported. Development proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document and other LDF policies.

In addition, subject to the outcome of further local studies, some of the housing requirement for Stafford Borough identified in the West Midlands Regional Spatial Strategy Phase 2 Revision could be provided within South Staffordshire adjacent to the southern boundary of Stafford if this location is demonstrated to be the most sustainable option for the future growth of Stafford Town.

We think we need Development Policies which cover Achieving a Balanced Housing Market, Affordable Housing and Provision for Gypsies, Travellers and Travelling Showpeople:

Policy H1: Achieving a Balanced Housing Market

To assist in the achievement of a balanced housing market in South Staffordshire, proposals for new housing development should provide an integrated mix of dwelling types, sizes, and tenures which meet the needs of all sections of the local community.

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The Council will seek to extend the range of dwellings in the District to increase local housing choice, support the Council's strategic aim of delivering more affordable housing and contribute to the development of mixed and sustainable communities.

The Council will support proposals for the provision of housing to meet specific needs for supported and adapted housing including extra care housing, to reflect the needs and changing demographic of the District's population to 2026 and the provision of housing to meet Lifetime Homes Standards.

Developers will be expected to work in partnership with the Council, taking into account the views of other housing partners, in determining the appropriate mix and type of housing on each site allocated in the Site Allocations DPD, and in developing proposals on unallocated or "windfall" sites. The main considerations in determining an appropriate mix is whether the development creates or contributes to the creation of a sustainable and inclusive community, taking into account:

- a. the Council's Housing Market Assessment and the Sub-Regional Housing Market Assessment;
- b. any other local housing needs information;
- c. the characteristics of the existing housing stock in the locality, including housing age, condition, occupancy and demand;
- d. current housing market conditions;
- e. the Sustainable Community Strategy, the LSP's Housing Strategy and the Council's Affordable Housing SPD;
- f. the demographic profile of South Staffordshire;
- g. any specific guidance contained in the Site Allocations DPD.

Developers will be required to assess and demonstrate the sustainability of the proposed mix on any particular site against this information.

Policy H2: Provision of Affordable Housing

Proposals for new housing development of:

- 10 or more dwellings (or sites of 0.3 hectares or more) in the Main Service Villages, or
- 5 or more dwellings (or sites of 0.2 hectares or more) in the Local Service Villages, or
- 2 or more dwellings (or sites of 0.1 hectare or more) in the Small Service Villages,

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must make provision for an element of affordable housing which is accessible and affordable to those unable to compete in the general housing market. The Council will seek to ensure that a proportion of affordable housing is provided on sites meeting the above threshold criteria in accordance with the following targets:

Locality Area 1 (Northern Area) 40%

Locality Area 2 (North Western Area) 50%

Locality Area 3 (North Eastern Area) 30%

Locality Area 4 (Central Area) 50%

Locality Area 5 (Southern Area) 50%

Having regard to these targets, the proportion of affordable housing required will, where appropriate be indicated for each site proposed in the Site Allocations DPD. Proposals for development on unallocated sites, including building conversions, will be considered against the above targets. The actual provision on individual sites will be determined through negotiations, taking into account viability and the economics of provision.

As an exception to planning policies relating to the location of housing development in the Green Belt and Open Countryside, small rural exceptions sites for 100% affordable housing to meet the needs of local people will be supported where the following criteria are met:

- a. the site is adjacent to the existing village development boundary;
- b. a housing need has been identified in the parish, or in one or more of the adjacent parishes for the type and scale of development proposed;
- c. the proposed development is considered suitable by virtue of its size and scale in relation to an existing village and its services, and its proximity to public transport links and key infrastructure and services;
- d. the initial and subsequent occupancy is controlled through planning conditions and legal agreements as appropriate to ensure that the accommodation remains available in perpetuity to local people in affordable housing need;
- e. the development is in accordance with design principles set out in the adopted Village Design Guide Supplementary Planning Document or other local design documents, and respects the scale, character and local distinctiveness of its surroundings.

The Council will work with the private sector and Registered Social Landlords to achieve the delivery of affordable housing in South Staffordshire and ensure that affordable housing is provided in perpetuity.

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For the purposes of this Policy, the definition of affordable housing is that contained in Annex B of PPS3 Housing, which states that affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

The Council will require developments to incorporate and suitably integrate affordable housing and market housing, with a consistent standard of design and public spaces, to create mixed and sustainable communities.

Policy H3: Delivering Affordable Housing

Where new housing development makes provision for affordable housing in accordance with Policy H2 such development must:

- a. be affordable – i.e. available at a price or rental level which meets the local definition of affordability. This will be taken as defined by the relationship between gross household incomes pertaining in the locality and housing costs. Affordability is thus determined locally as follows:
 - for mortgages, an affordable mortgage will be considered to be no more than 3.5 times the average lower quartile single gross income;
 - for rents, an affordable rent is defined as no more than 25% of the average lower quartile gross household income;
 - for intermediate affordable housing, it is affordable if the contribution is no more than 30% of average lower quartile gross household income;
- b. be secured in perpetuity by an appropriate means (legal, ownership etc), ensuring that affordability remains for successive occupiers;
- c. achieve a balance between rental property and intermediate affordable housing which reflects current market conditions and housing needs: an initial target will be set of 50% social rental and 50% intermediate tenures (such as shared ownership/equity (Homebuy) or intermediate rent). This may vary from site to site depending on local housing needs and exceptional circumstances but these figures should provide some indication and certainty for developers/landowners;
- d. be fully integrated within the development where the affordable housing is located within a larger housing scheme.

There will be a presumption against proposals to extend houses built as affordable housing to ensure that housing remains affordable for the benefit of initial and future occupiers. To that end it is likely that permitted development rights will be removed on the original consent.

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Policy H4: Gypsies, Travellers and Travelling Showpeople

The development policy for Gypsies, Travellers and Travelling Showpeople is currently under review in the light of responses to the Council's Interim Policy Statement and the publication of a draft Regional Policy Statement by the West Midlands Regional Assembly, and will be dealt with separately.

SCS Theme: Economic Vibrancy

Strategic Objective 9:

To meet local housing and employment needs consistent with the West Midlands Regional Spatial Strategy in a way that enables the existing villages within South Staffordshire to develop in a sustainable way that secures their future viability and prosperity and supports Rural Renaissance.

Strategic Objective 10:

To support the Urban Renaissance of the Black Country Major Urban Area by distributing new housing and employment growth within South Staffordshire in a way that supports the 4 objectives of the Phase 1 Revision to Regional Spatial Strategy and in particular discourages out-migration of the A & B socio-economic groups from the Black Country Major Urban Area.

We think we need a Core Policy which covers Employment and Economic Development:

Core Policy 8: Employment and Economic Development

The Council will seek to ensure that a continuous 5 year reservoir of 8 hectares of general employment land is readily available in South Staffordshire for general employment development throughout the plan period and will make provision for longer term requirements in accordance with the Regional Spatial Strategy.

The Council will support the delivery of regional employment allocations – Major Investment Sites (MIS) and Regional Investment Sites (RIS) at i54 Wobaston Road and Hilton Cross and the development of the former Royal Ordnance Factory site at Featherstone.

Subject to further studies, the Council will explore the possibilities for the provision of suitable Regional Logistics Sites (RLS) at Brinsford and Four Ashes, providing that there are no potentially suitable alternative RLS within the area of search defined in the Regional Spatial Strategy Phase 2 Revision that achieve a better balance between economic benefits and environmental disbenefits/impacts, including loss of Green Belt.

Where new land needs to be allocated for general employment development in the plan period, it will be focused on the Main Service Villages identified in the settlement hierarchy in Core Policy 1, or by extensions to existing free standing employment

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sites. Small scale office development should be located in existing village or neighbourhood centres in accordance with the retail hierarchy as defined in Core Policy 10.

Opportunities for small-scale employment development to meet local needs will be supported within the development boundaries of Local and Small Service Villages.

Outside the Main Service Villages, Local Service Villages, and Small Service Villages, small-scale employment development meeting local needs may be acceptable if it is in accordance with Core Policy 11.

Allocations for new employment development will be identified in the Site Allocations DPD. The priority will be for the re-use of previously developed land in sustainable locations that are accessible by public transport, walking and cycling and development should be appropriate in scale and design to the location for which it is proposed.

Development proposals should be consistent with other LDF policies.

Strategic Objective 11:

To support the growth of a vibrant, prosperous and sustainable local economy, sustain, improve and enhance the vitality and viability of village centres and promote South Staffordshire as a tourist destination.

We think we need a Core Policy which covers the Local Economy:

Core Policy 9: Developing and Sustaining the Local Economy

The Council will support measures to develop and sustain the economy of South Staffordshire that are consistent with the West Midlands Regional Spatial Strategy and the Regional Economic Strategy (RES). Particular priority will be given to:

- sustaining the development of key economic sectors in the District, particularly manufacturing, the service sectors and tourism;
- encouraging new employment opportunities and the development of sites;
- providing the conditions and support for Small and Medium Sized Enterprises (SMEs) to become established and grow;
- new businesses coming into the District and starting up;
- supporting the development of skills; and
- supporting sustainable rural diversification.

Proposals involving the loss of existing employment land and premises considered necessary to provide a diverse portfolio of employment opportunities and meet the needs of businesses in South Staffordshire will not be supported.

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We think we need Development Policies which cover the Local Economy, Employment Sites, Tourism, Canals, and South Staffordshire College:

Policy EV1: Measures to Support the Local Economy

The Council will support the following priorities, in order to sustain and develop the economy of South Staffordshire:

- a. diversification in a range of economic activities, in particular encouraging employment opportunities in skilled jobs;
- b. measures assisting the development of the key economic sectors in the District, particularly manufacturing, the service sectors and tourism;
- c. measures which provide the infrastructure necessary to support economic development;
- d. ensuring the vitality and viability of the village centres;
- e. supporting skills development;
- f. providing support and facilities to encourage new and emerging local businesses;
- g. provision of high quality sites and premises suitable for B1, B2 and B8 uses;
- h. provision of mixed use sites, incorporating high quality layouts, landscaping and design, based on sustainable development principles;
- i. supporting transport investment which will help sustain the local economy giving priority to schemes which improve links and improve local accessibility between homes and jobs across the District and in particular improve accessibility to and from the main service villages by sustainable forms of transport e.g. public transport, walking and cycling.

Development proposals should be consistent with other LDF policies.

Policy EV2: Retention of Existing Employment Sites

Sites and premises used and/or allocated for industrial or commercial purposes (B1 – B8) purposes will be safeguarded for that use. Proposals for development which would lead to the loss of land and premises for employment will not be permitted, unless it can be clearly demonstrated that:

- a. the supply and variety of available alternative employment land is sufficient to meet the District and local requirements; or

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- b. following appropriate marketing of the site no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or
- c. there would be substantial planning benefit in permitting an alternative use, for example in removing a use which creates residential amenity problems such as noise or odours; or
- d. economic benefits to the area would result by allowing redevelopment, for example by facilitating the retention of a business in the area through funding a new site or premises.

Where redevelopment of employment land is acceptable, particular attention will be given towards ensuring the future viability of individual businesses (e.g. tenants of an estate or premises) that might be displaced.

Development proposals should be consistent with other LDF policies.

Policy EV3: Tourism

The Council will support the growth of tourism in South Staffordshire consistent with the heritage and cultural association of the District with particular focus given to the promotion of sustainable tourism.

Within the development boundaries, the establishment and expansion of tourist related businesses, including tourist accommodation, that are appropriate to South Staffordshire will be encouraged provided that they make a sustainable contribution to the local economy, and do not have a detrimental impact on, and where possible enhance the local environment and landscape.

Opportunities for the use of the canal network for appropriate tourism development will be supported subject to the requirements of Policy EV4.

Outside development boundaries it will be necessary for a business case to be made, which supports the local economy. Priority will be given to re-use and conversion of redundant buildings rather than new build. The provision of tourist accommodation, including the location of static and touring caravans, will only be permitted if it does not adversely affect the character and appearance of the area, taking account of the capacity of the local area and the highway network to absorb the development.

Development proposals should be consistent with other LDF policies.

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Policy EV4: Canals and Canalside Development

Proposals for new canalside facilities such as moorings, service facilities and marinas will be supported where they conserve and enhance the scenic, heritage and wildlife value of canals. Canalside development should contribute positively to the function and appearance of canals, wherever possible providing new life for redundant buildings.

Proposals should be sensitively designed and the form and scale of development and the materials to be used should respect the character and local distinctiveness of the area in accordance with Policies EQ6, EQ7 and EQ13 and be consistent with the design guidance set out in the Village Design Guide Supplementary Planning Document.

Proposals for the environmental improvement and restoration of canals, including the Hatherton Branch Canal, will be supported having regard to the benefits to the canal system and rural regeneration provided there will be no adverse impact on the natural and historic environment including designated sites and habitats in accordance with Policy EQ4.

Development proposals should be consistent with other LDF policies.

Policy EV5: South Staffordshire College (Rodbaston)

Within the Special Policy Area defined on the Proposals Map, proposals for new development associated with the use of South Staffordshire College (Rodbaston) as an education and training establishment will be supported. Proposals for the site should be in accordance with a Master Plan to be submitted to and approved by the Council.

Proposals should show:

- a. that the development proposed is for education and training uses directly related to the activities of the College;
- b. that the development is of a scale and massing appropriate to its location;
- c. that the design and external appearance of the development is of a high standard and uses high quality sustainable materials;
- d. where appropriate, existing buildings that are surplus to requirements are demolished;
- e. the provision of satisfactory access and car parking;
- f. the incorporation of a satisfactory landscaping scheme, which complements and enhances the development and the local environment.

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Development proposals should be consistent with other LDF policies.

We think we need a Core Policy which covers Village Centres and Shopping:

Core Policy 10: Village Centres and Shopping

The Council will give support to maintaining the range of services and enhancing the vitality and viability of the following hierarchy of village and neighbourhood centres, in respect of shopping (A1 and A2 uses) and community facilities:

Hierarchy	Location
Village Centres – providing shops and services serving the village and surrounding rural areas.	Bilbrook – Duck Lane, Bilbrook Road Codsall – The Square, Station Road Coven – Brewood Road Brewood – Market Place Cheslyn Hay – High Street Great Wyrley – Quinton Court Kinver – High Street Pattingham – The Square Penkridge – Market Street Perton – Anders Square Swindon – High Street Wheaton Aston – High Street Wombourne – High Street
Neighbourhood Centres – smaller groups of shops and services meeting some of the day to day shopping needs of local residents.	Cheslyn Hay - Glenthorne Drive Codsall - Birches Bridge Featherstone - The Avenue Great Wyrley - Tower View Road, Walsall Road Kinver - Potters Cross Penkridge - Boscomoor Shopping Centre Wombourne - Bull Lane, Common Road, Giggetty Lane, Planks Lane

Shopping and other village centre development of a scale appropriate to the roles of these centres will be supported, provided that development respects the character of the environment and assists in maintaining its existing retail/community function. Proposals should be consistent with the adopted Village Design Guide Supplementary Planning Document, and other local design documents.

Encouragement will be given to appropriate uses, activities and investment in village centres that will sustain or enhance their character, attractiveness, and conservation heritage and lead to the centres becoming more vibrant and economically successful and preserve a range of services appropriate to the centre.

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Proposals for new retail development to meet local shopping needs and maintain and improve provision will be supported in the village centres, provided that such development is appropriate in scale and type and respects the character and local distinctiveness of the centre.

Development proposals for appropriate non-retail uses in village centres, including leisure, cultural facilities, community facilities and residential development, will be supported where it supports the vitality and viability of the centres and is consistent with other LDF policies. Office (A2) uses should be located within village centres.

The boundaries of village retail centres and neighbourhood centres are defined on the Proposals Map and Inset Plans.

We think we need Development Policies which cover Shopping Outside Village Centres and other Retail Development:

Policy EV6: Shopping Outside Village Centres

Proposals for shopping development in locations outside the existing village centres designated under Core Policy 10, of more than 500 square metres gross in size will not be permitted, in order to protect the vitality and viability of existing village centres, unless the proposal can be demonstrated to be acceptable under national planning policies, in particular:

- a. the need for the proposal, in quantitative and qualitative terms outweighs other planning considerations; and
- b. there is no suitable viable and available sites both within or on the edge of the existing village centre; and
- c. there would be no significant/unacceptable adverse impact upon the vitality and viability of the existing village centre; and
- d. the proposal would be accessible by a choice of means of transport (including public transport, walking and cycling, and the local transport system is capable of accommodating the potential traffic implications.

Development proposals should be consistent with other LDF policies.

Policy EV7: Other Retail Development

Proposals for small scale retail development will be permitted outside the village centre boundaries designated under Core Policy 10 where these serve neighbourhood and residential areas. Development proposals considered under this Policy would be below the threshold of 500 square metres gross established for major retailing in Policy EV6.

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Retail developments in employment areas will not be permitted unless they are small-scale uses related to the main business use.

Development proposals should be consistent with other LDF policies.

We think we need a Core Policy which covers Rural Diversification:

Core Policy 11: Rural Diversification

The Council will support the social and economic needs of rural communities in South Staffordshire. In all cases development should not conflict with other policies of the LDF, particularly the environmental policies. Development should be designed to be sustainable; seek to enhance the environment; and should provide any necessary mitigating or compensatory measures to address harmful implications.

The Council will support:

- a. the retention and appropriate expansion of businesses on existing sites within development boundaries;
- b. the re-use of suitable rural buildings for appropriate employment generating uses;
- c. the provision of live-work units within development boundaries or within existing buildings;
- d. the appropriate diversification of the agricultural economy;
- e. recreation uses appropriate to a countryside location;
- f. small-scale renewable energy projects;
- g. the improvement of public transport links to villages.

We think we need Development Policies which cover Rural Employment and Agriculture:

Policy EV8: Rural Employment

Proposals for employment development in locations outside development boundaries will be supported where:

- a. it is small in scale;
- b. it comprises the conversion of existing rural buildings;
- c. the development is not capable of being located within the development boundaries of a village, by reason of the nature of the operation or the absence of suitable sites;

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- d. it is supported by an appropriate business case which demonstrates that the proposal will support the local economy, which in turn would help sustain rural communities;
- e. the development would not adversely impact on the economy of the service villages;

Development proposals should be consistent with other LDF policies.

Policy EV9: Agriculture

The Council will support proposals for agriculture and related development which is consistent with national and regional policy for the protection of agricultural land and other LDF policies by:

- a. encouraging farm diversification which is complementary to and helps to sustain the existing agricultural enterprise;
- b. supporting small scale farm shops selling local produce;
- c. encouraging the re-use or adaptation of existing farm buildings including redundant buildings, provided it would not result in a need for further agricultural buildings and is consistent with Supplementary Planning Guidance on barn conversions;
- d. encouraging sustainable forms of agriculture which include environmentally sensitive, organic and locally distinctive produce, together with its processing, marketing and retailing;
- e. encouraging the management of land for biodiversity;
- f. guiding development, including the design and siting of new agricultural buildings, including agricultural workers dwellings to the least environmentally sensitive locations.

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Strategic Objective 12:

To support thriving and sustainable communities by ensuring that local people enjoy access to jobs and key services such as social, health care, education, open space and recreation and other facilities.

We think we need a Core Policy which covers Sustainable Community Facilities and Services:

Core Policy 12: Sustainable Community Facilities and Services

The Council will support proposals and activities that protect, retain or enhance existing community facilities and services or lead to the provision of additional facilities that improve the well being and cohesion of local communities.

The Council will support the co-location of facilities where it would enhance the provision of services within local communities and involve the most efficient and sustainable use of land.

Proposals involving the loss of community facilities and services including the sole or last remaining facilities and land in community use such as community/village halls, village shops, convenience stores, post offices, schools, nurseries, places of worship, health services, libraries, public houses, recreation and cultural facilities will not be supported.

We think we need Development Policies which cover the Provision and Retention of Community Facilities and Services and Telecommunications:

Policy EV10: Provision and Retention of Local Community Facilities and Services

The Council will support the provision and enhancement of essential community facilities and services, and their retention, particularly where these are the sole or last remaining facility, where these make an important contribution to the vitality of the place and quality of life/well being of local communities and the maintenance of sustainable communities.

Proposals for redevelopment or change of use of any premises currently used or last used to provide essential facilities or services which support the local community whether of a commercial nature or not, will only be permitted where the Council is satisfied that:

- a. it has been demonstrated through a viability test that the use concerned is no longer economically viable, that all reasonable efforts have been made to sell or let the property at a realistic price for a period of at least 12 months, the use could not be provided by some other means, or is genuinely redundant; and

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- b. the premises or site cannot readily be used for, or converted to any other community facility; or
- c. the facility or service which will be lost will be adequately supplied or met by an easily accessible existing or new facility in the local area or the village concerned, unless it has been accepted as redundant under criterion (a) above; and
- d. the facility concerned was not required to be provided and or retained as part of a planning permission for a new development.

Development proposals should be consistent with other LDF policies.

Policy EV11: Telecommunications

Proposals for telecommunications development (including radio masts), equipment and installations will only be permitted provided that:

- a. within the South Staffordshire portion of the West Midlands Green Belt and the Open Countryside beyond the Green Belt, it can be demonstrated that there is a clear and justifiable need for the development;
- b. there is no acceptable alternative location which would be less harmful to the environment;
- c. the development is sited and designed so as to minimise the impact on the open character of the South Staffordshire landscape and respects the character, appearance and local distinctiveness of the villages;
- d. there is no reasonable possibility of sharing existing telecommunication facilities;
- e. there is no reasonable possibility of erecting new antennas on an existing building, mast or other structure;
- f. all reasonable steps are taken to reduce to a minimum any environmental damage and where applicable impact on any building on which equipment is installed;
- g. within the Cannock Chase AONB, it can be demonstrated that the benefits of the proposal outweigh the landscape or visual impacts.

Proposals that will individually or cumulatively have a serious adverse impact on the landscape, character and local distinctiveness of villages or nature conservation interests will not be permitted. Proposals should be consistent with the Supplementary Planning Document on Telecommunications and other LDF policies.

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When applying for a determination as to whether prior approval of the siting and appearance of development is required, details of the siting and design will be required if the proposal is within or would affect a natural or heritage asset or if it would have an adverse impact elsewhere.

Strategic Objective 13:

To reduce the need to travel, to secure improvements to public transport infrastructure and services and make it safer and easier for the community to travel to jobs and key services by sustainable forms of transport, such as public transport, walking and cycling.

We think we need a Core Policy which covers Sustainable Transport:

Core Policy 13: Sustainable Transport

The Council will seek to ensure that accessibility will be improved and transport choice widened, by ensuring that new development is well serviced by an attractive choice of transport modes, including public transport, footpaths and cycle routes to provide alternatives to the use of the private car and promote healthier lifestyles.

Development proposals will, either individually or collectively, have to make appropriate provisions for:

- Reducing the need to travel;
- Widening travel choices and making travel by sustainable means of transport more attractive than the private car;
- Improving road safety;
- Improving air quality and reducing the impact of travel upon the environment, in particular reducing carbon emissions that contribute to climate change.

The Council will work with its partners to improve accessibility by enhancing sustainable transport opportunities in the District and encouraging development that reduces the need to travel. Future growth and development in South Staffordshire will be focused on the Main Service Villages and in sustainable locations to reduce the need to travel.

The Council will support initiatives related to the improvement of rural access ability within the District including proposals for:

- Improving rural transport and rural accessibility in the District particularly for vulnerable people without access to a car and develop projects through the South Staffordshire Rural Transport Partnership;
- The improvement of bus services and the extension of services to serve new development;
- Improvements to railways stations and parking provision;
- Improved walking and cycling facilities within existing villages and by securing good walking and cycling connections to and from new development.

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Improvements to the local road network will be delivered through the transport strategy set out in the Local Transport Plan (LTP) and these include priority measures to improve accessibility, create safer roads, and reduce the impact of traffic. Highway infrastructure improvements will be required in connection with the development of the i54 major employment site at Wobaston Road.

The following national and regional transport infrastructure schemes are likely to be delivered in the plan period:

- M54/M6/M6 Toll Link Road
- Brinsford Strategic Park and Ride Site

Travel behaviour change towards sustainable modes will be encouraged through the development of Travel Plans. Major developments, including employers and educational institutions should develop Travel Plans to promote sustainable means of travel.

We think we need Development Policies which cover Sustainable Travel and Parking Provision:

Policy EV12: Sustainable Travel

All proposals for development must include provision for sustainable forms of transport to access the site, and within the development.

Measures commensurate with the development proposed must be incorporated as an integral part of the design of all development proposals, and could include where appropriate:

- a. footpaths, cycleways, safe provision for cycle parking and shelters;
- b. bus stops/shelters and transport information;
- c. support for sustainable forms of transport (e.g. community transport schemes, workforce buses);
- d. preparation and implementation of Travel Plans;
- e. levels of car parking, commensurate with road safety, the reduction of congestion, and the availability of alternative means of transport.

Development proposals should be consistent with other LDF policies.

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Policy EV13: Parking Provision

The Council will require appropriate provision to be made for off street parking in development proposals in accordance with adopted parking standards. In considering the level of provision the Council will have regard to:

- a. the anticipated demand for parking arising from the use proposed, or other uses to which the development may be put without needing planning permission;
- b. the scope for encouraging alternative means of travel to the development that would reduce the need for on-site parking. This will be particularly relevant in areas well-served by public transport;
- c. the impact on highway safety from potential on-street parking and the scope for measures to overcome any problems;
- d. the need to make adequate and convenient provision for disabled parking.

The Council will require the provision of sufficient, safe, weatherproof, convenient and secure cycle parking within developments to assist in promoting cycle use.

The Council's parking standards are set out in Appendix A.

We think we need a Core Policy which covers Wolverhampton (Halfpenny Green) Airport:

Core Policy 14: Wolverhampton (Halfpenny Green) Airport

The Council supports the role of Wolverhampton (Halfpenny Green) Airport as a General Aviation airport providing facilities and services for business aviation (business use of aircraft and helicopters), recreational (private) flying and flying training (flying schools). Development unrelated to these uses will not be supported.

The Council will resist development proposals that are not permitted development, unless required for the safe and efficient operation of the Airport, that would have a detrimental impact on the environment and nearby residents including the physical expansion of the site, extensions to runways and the operation of commercial passenger services.

The Airport owners will be encouraged to produce a Master Plan/Planning Statement setting out their long term vision for the Airport.

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We think we need Development Policies which cover the Approach to New Development and Existing and Future Uses at Wolverhampton (Halfpenny Green) Airport:

Policy EV14: Wolverhampton (Halfpenny Green) Airport - Approach to New Development

The Council will support proposals for new high quality sustainable development directly related to the General Aviation role of the Airport. The Council will expect new development to be located within the developed area of the site identified on the Proposals Map. Outside the developed area, only development permitted by the General Permitted Development Order (GPDO) and required for the safe and efficient operation of the Airport will be supported.

Within the developed area, the Council will support proposals for the replacement of existing outdated and unsustainable buildings for aviation uses where the proposals are consistent with national policy and other LDF policies and will not have a detrimental impact on the environment and nearby residents.

Policy EV15: Wolverhampton (Halfpenny Green) Airport – Existing and Future Uses

The Council will support existing aviation related businesses on the site and will encourage appropriate new aviation related development in accordance with Core Policy 14 and Policy EV14 to help sustain the local economy.

The existing buildings at the Airport should be used for aviation related uses in connection with the General Aviation role and operational needs of the Airport.

The continued occupation of buildings on the site by existing established non-aviation uses that support the viability and sustainability of the Airport will be accepted in these circumstances by the Council. Where a building used for non-aviation purposes becomes vacant, the Council will expect that building to be returned to aviation related use.

Should the Airport close and the site cease to be used for aviation purposes, subject to any existing use rights, the Council will support alternative uses of the land and buildings consistent with national and local Green Belt policy and other LDF policies.

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SCS Theme: Community Safety

Strategic Objective 14:

To adopt a design-led approach to all new development to ensure that the distinctive character of the villages of South Staffordshire is maintained and enhanced and that attractive, well-designed and safe places are created.

We think we need a Core Policy which covers Design and the Reduction of Crime:

Core Policy 15: Design and the Reduction of Crime

Design of all developments must take account of the need to reduce the opportunities for crime and fear of crime, disorder and anti-social behaviour, and promote safe living environments. Encouragement will be given to initiatives to design out crime in public areas, village centres and elsewhere.

We think we need a Development Policy which covers Designing Out Crime:

Policy CS1: Designing Out Crime

In accordance with Core Policy 15, the design of development must include means of reducing the opportunities for crime and anti-social behaviour, and must also seek to reduce the potential for fear of crime.

This will include support for:

- a. social facilities to be provided in locations which can be adequately controlled and supervised;
- b. development to be designed to increase natural surveillance of public and private spaces, with continuous public surveillance as an alternative;
- c. liaison with the Police to design out crime and fear of crime in specific schemes which also meet other design objectives in Policy EQ13.

Development proposals should be consistent with other LDF policies.

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SCS Theme: Health and Well Being

Strategic Objective 15:

To improve the leisure, recreation and cultural facilities in South Staffordshire and ensure that each community has access to areas of good quality green space.

We think we need a Core Policy which covers Open Space, Leisure, Recreation and Culture:

Core Policy 16: Open Space, Leisure, Recreation and Culture

The Council will support proposals and activities that protect, retain or enhance existing open space, play space, leisure and recreation facilities, and lead to the provision of additional facilities or improve access to facilities, particularly by sustainable means of transport. This will include initiatives to improve the amenity and biodiversity value of existing open spaces.

Additional sites for open space, leisure and recreation uses required to meet the needs of local communities, will be allocated within the Site Allocations DPD.

Development which proposes the loss of open space will not generally be supported unless alternative arrangements are proposed in accordance with Policy HWB1.

Where appropriate, development will be expected to make provision, or a contribution towards provision, of open space and recreation facilities.

We think we need Development Policies which cover Open Space, Sport and Recreation Standards and Green Infrastructure:

Policy HWB1: Open Space, Sport and Recreation

The Council will support open space, sport and recreation provision in South Staffordshire by:

- a. resisting development proposals resulting in loss of public or private open space unless it can be shown, having regard to local standards, that the site is no longer needed, or is unlikely to be required in the future, or an alternative facility of equivalent value is to be provided.
- b. requiring all development to contribute to the following local standards:

Type	Quantity Standard
Amenity greenspace –informal play space and incidental open space	1.60 hectares per 1000 population

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Provision for children and young people – areas of formal play space or play provision	0.2 hectares per 1000 population
Allotments	0.25 hectares per 1000 population

- c. requiring all new development to contribute towards the achievement of the local standards. Contributions will be dependent on increased demand resulting from the development. The contributions may be through provision on the development site, and/or enhancement of local space, and/or a financial contribution for the provision and maintenance of open space. Contributions may be used towards the improvement of quality of existing spaces in accordance with the Council’s Open Space Audit.

Policy HWB2: Green Infrastructure

The establishment and maintenance of a green network of accessible, safe, high quality open spaces and corridors will be promoted in South Staffordshire. These should link recreational areas and activities, and also provide links between residential, leisure and commercial uses. Such links should provide for walking, cycling and horse riding, and support nature conservation and the enhancement of biodiversity.

Green infrastructure provision should be consistent with the priorities in sub-regional and any local green infrastructure studies and the vision in the West Midlands Green Infrastructure Prospectus.

SCS Theme: Children and Young People

Strategic Objective 16:

To support the needs of children and young people in South Staffordshire, ensure that provision is made for children’s play and that teenagers have access to leisure, recreation and learning opportunities.

We think we need a Core Policy which covers Children and Young People:

Core Policy 17: Children and Young People

The Council will support proposals and initiatives to improve access to services for children and young people and the provision, improvement and enhancement of facilities for children’s play and youth development.

Appendix A . Draft Parking Standards

Introduction

This Appendix sets down the current recommended car parking standards for new developments within the District. Parking standards are an important element of the Council's land use/transportation policy. Many of the numerous development applications made to the Council include proposals for parking space adjacent to the development and it is therefore essential for the Council to have a parking policy.

Planning Policy Guidance Note 13: Transport (PPG13) seeks to encourage a reduction in car usage by advocating maximum parking standards as part of a package of measures to promote sustainable transport choices. This is reinforced by advice in Manual for Streets (MfS) in terms of providing adequate but maximum provision of parking for individual uses.

Objectives

The objective is to ensure that sufficient space is provided for the accommodation of parked vehicles having regard to the location, layout, size, shape, access needs and design quality of the space. The parking standards are intended to ensure that parked vehicles do not become either a safety hazard or environmental nuisance. In order to achieve the objective, it is essential that a car parking policy exists in order for the negotiations to be carried out with the developer in a consistent, constructive and clearly understood manner.

The developer will normally have to provide fully for the parking demand generated on or near the site of the development, particularly when new buildings are proposed. This requirement may not however be possible or desirable where redevelopment, refurbishment or conversion are proposed or within village centres, when consideration of village centre planning and transportation policies needs to be taken and the availability of public parking facilities assessed. In these circumstances the standards should be used in a positive and, in appropriate circumstances, flexible manner as an aid to development. In central areas with good public transport links uses may require less parking provision than similar uses in rural areas without good public transport provision.

Where such development proposals do not make provision for the relevant parking standards then negotiations can be entered into to see if these could be achieved or even a suitable compromise reached where public safety will not be prejudiced.

It is recognised, however, that the parking requirements are but part of the overall assessment of the planning merits of the proposal and the outcome can be a balance between all these considerations.

The practical parking requirements for any particular development are likely to reflect a combination of the criteria listed below and need to be negotiated accordingly:

1. The nature of the use/type of use (largely reflected in the car parking standards themselves)
2. Location (village centre, built-up area, rural area, green field site)
3. Development type (new development, redevelopment, refurbishment, conversion)
4. Proximity to public parking areas/availability of on-street parking
5. Accessibility (the balance between public and private transportation)

Appendix A . Draft Parking Standards

6. Number of employees
7. Assessment of use of development by local populace/work force
8. Any special operational requirements
9. Levels of car ownership
10. Multiplicity of uses proposed and degree of combined usage

As a general principle, servicing provision should be based on the maximum number of vehicles likely to serve the development at any one time being able to manoeuvre with ease and to stand for loading and unloading without inconvenience to other users of the site, so as to ensure that:

- all service vehicles are accommodated off the public highway;
- all service vehicles enter and leave the site in forward gear;
- sufficient access is provided for emergency vehicles.

The recommended standards are contained in the following schedules.

Maximum Car Parking Standards

Development Type	Requirement
A1. Retail *	Staff: 1 space per 95 sq.m. of gross floor space. Customers: 1 space per 20 sq.m. gross floor space
A2. Offices *	Staff & Visitors: 1 space per 20 sq.m. gross floor space
A3. Restaurants/ café *	Staff: 1 space per 85 sq.m. gross floor space Diners: 1 space per 5 sq.m. of dining area
A3. Transport Café *	Staff: 1 space per 85 sq.m. gross floor space Customers: 1 lorry space (artic) per 3 sq.m. dining area
A4. Public Houses *	Staff: 1 space per 85 m ² gross floor space Bar customers: 1 space per 2.5 sq.m. of public drinking area Food customers: 1 space per 3 sq.m. of public dining area
A5. Hot Food Takeaway	1 space per 2 staff 1 space per 3 sq.m. of waiting area

Appendix A . Draft Parking Standards

B1. Offices *	1 space per 20 sq.m. up to 200 sq.m., then 1 space per 30 sq.m. (all gross floor space)
B2. Industry *	1 space per 25 sq.m. up to 250 sq.m., then 1 space per 50 sq.m. (all gross floor space)
B8. Warehouses *	1 space per 80 sq.m. gross floor space
C1. Hotels	1 space per 3 employees employed at busiest time Guests: 1 space per bedroom
C1. Hostels	Warden 1 space Residents and Visitors: 1 space for 2 residents
C2. Hospitals *	Staff and out-patients: 1 space per 3 beds Visitors: 1 space per 2 beds
C3. Traditional housing (local authority/ private/ housing association)	Where all parking is provided within the curtilage: 2 and 3 bed dwellings: 2 spaces per dwelling 4 and more bedrooms: 3 spaces per dwelling Communal parking: 1 and 2 bed dwellings: 1.5 spaces per dwelling 3 and more bedrooms: 2 spaces per dwelling
C3. Sheltered housing, elderly persons homes *	Other Residents/Visitors: 1 car space per 3 dwellings/units of accommodation/bedroom Non-resident care staff: 1 space per 3 staff present at busiest time
C3. Self-contained flats/apartments *	Residents: 1 space per flat Visitors: 1 space per 4 flats.
D1. Churches	1 space per 5 seats
D1. Libraries *	Staff: 2 spaces up to 300 sq.m. gross floor area 6 spaces above 300 sq.m. gross floor area

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	Visitors: 1 space per 50 sq.m. gross floor area
D1. Clinics/GP Practices/ Health Centres *	Staff: 1 space per GP. 1 space for each other medical member of staff employed at busiest time 1 space for each 2.5 non-medical member of staff employed at busiest time Visitors: 3 spaces per consulting room
D1. Assembly Halls	Staff: 1 space per 2.5 employees employed at busiest time 1 space per 5 sq.m. public floor space
D1. Nursery Schools *	1 space per member of teaching staff 1 drop-off space per 10 children
D1. Primary/Secondary Schools *	1 space per member of teaching staff 1 space per 3 member of non-teaching staff A suitable part of the hard play area to be allocated and suitably constructed so it can be used by cars on school open days, etc
D1. Colleges/ Adult training centres *	1 space per member of teaching staff 1 space per 10 full-time equivalent students
D2. Cinemas/ Theatres	1 space per 5 seats
D2. Sports Centres *	Staff and visitors: 1 space per 2 persons staffing and using the premises at the busiest time
D2. Tennis, Golf, Bowling (Greens)	1 space per 3 sq.m. of indoor public floor area 2 spaces per court 1 space per lane of any driving range 2 spaces per golf hole
D2. Cricket, Football, Rugby	1 space per 3 sq.m. of public floor area of buildings 12 spaces and 1 space for a coach per pitch

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Vehicle Service, Tyre, exhaust Garage *	3 car spaces per each service/repair bay 1 car space for every 40 sq.m. of gross floor area
Car sales	Staff: 1 space per 25 sq.m. Customers: 1 space per 40 sq.m. of gross sales floor area plus 1 space per 10 outside display places For ancillary workshop/storage areas and parts departments: 3 car spaces per each service/repair bay 1 car space for every 40 sq.m. of gross floor area
Car wash facilities	5 queuing spaces
Day care and adult training centres, day care centres for physically handicapped *	In particular centres for physically handicapped will require accommodation for special passenger vehicles with tail lift, etc. 1 space per member of staff at busiest time Visitors: 1 space for a unit of 5 persons
Stadia	1 space per 15 seats
Caravan sites	Occupiers: 1 space per caravan Visitors: 1 space per 5 caravans
Garden centres	Staff and customers: 1 space per 50 sq.m. sales area For café apply A3 standards
Marinas	1 space per 2 mooring berths

* Sufficient manoeuvring and standing spaces are required within the site for the maximum number and size of vehicle likely to serve the development at any one time.

If areas within the facilities are convertible to another use having a higher parking standard requirement, the higher standard will be applied.

Where the use includes an element of residential use, the standards at C3 should be applied in addition to the above standards.

Appendix A . Draft Parking Standards

How to Use the Standards

The standards relate, where possible, to uses defined in the Town and Country Planning Use Classes (Amendment) Order 2005. For any use not included in the standards, the number of parking spaces will be assessed and determined based on the individual merits of the scheme.

All standards are based on gross floor area by external measurements unless stated to the contrary. The term gross floorspace shall mean the total floorspace of a building, including such areas as service corridors, lifts and toilets.

Mixed uses will be assessed as a sum of the parking requirements of the individual elements of the scheme based on the standards, unless the timing of demand associated with individual uses can be shown to allow dual use of spaces. This includes ancillary uses such as office use within an industrial development or a bar open to non-residents within a hotel etc. In mixed developments where the main parking demands take place at different times eg daytime and evening, an element of dual use of parking spaces will be acceptable. Tandem spaces will only be acceptable where specifically for use by staff with similar working hours.

The standards apply to new development, extensions and changes of use. When considering an extension to an existing use, the standard will be applied only to the extension and any shortfall in parking provision for the existing building will not be required to be met. When considering a redevelopment or change of use, the level of parking provision will relate to the requirements of the development as a whole.

Design Standards for Car Parking

The dimensions of a car parking space to be used in new development is 2.4m x 4.8m. An aisle between parking bays set at 90 degrees to it shall have a minimum width of 6m. Alternatively, an aisle between parking bays set at 45 degrees to the traffic flow may have a minimum width of 3m.

With regard to disabled parking, the dimensions should be 2.4m x 4.8m plus a 1.2m accessibility zone between and a 1.2m safety zone on the vehicular side of the parking bays, with a dropped kerb when there is a pedestrian route on the other side of the parking bay. The Building Regulations requirements specify that parking spaces for people with disabilities should be at least 3.6m wide and 6.0m long in order to allow occupants of vehicles to get in and out of vehicles safely and to provide access to the rear of the vehicle for wheelchair storage. Disabled parking should be provided on firm and level ground and as close as feasible to the main entrance of the buildings.

Parent and child parking should be provided for all A1 (and similar sui generis) retail over 1,000 sq.m. and for all A5 premises over 500 sq.m.

Surface parking areas are often unattractive and sterile areas. To avoid this they must be designed to fit sympathetically and appropriately within the development and appropriately landscaped both on the perimeter and within the car park area.

Safe pedestrian routes through parking areas should be clearly defined through the use of surfacing and bollards where appropriate, with the inclusion of landscaping.

Appendix A . Draft Parking Standards

Lorry Parking, Manoeuvring and Service Areas

Where the provision of lorry parking spaces is involved in any development proposal, they should range between 13.5m x 3.6m to 17.5m x 4.7m depending on the type of vehicles anticipated.

All new employment uses and extensions to existing premises will be required to provide adequate on-site parking for employees, visitors and deliveries, together with manoeuvring in accordance with these standards.

Sustainable Urban Drainage

Car parks generally create large expanses of impermeable paving. This results in numerous problems in terms of floor control and replenishment of ground water. The Council will require the use of Sustainable Urban Drainage systems (SUDs) within all car park areas. Whilst a full scheme may be impracticable for smaller schemes, elements of SUDs can be incorporated into any scheme. The use of porous surfaces is the key to these systems.

Cycle Parking

Cycling has the potential to substitute for short car trips, particularly those under 5km and to form part of a longer journey by public transport. PPG13 encourages provision of convenient, safe and secure cycle parking.

In most cases the provision for cycle parking should be made on site, but in some cases there may be scope for communal parking areas eg within villages centres, and contributions may be sought through a Section 106 Agreement or developer contribution. The Council will therefore seek to encourage the provision of parking facilities where possible in accordance with the following standards.

Expected Cycle Provision

Development Type	Requirement
A1 Shops	1 space per 200 sq.m. gross floor area
A2 Financial & Professional Services	1 space per 200 sq.m. gross floor area
A3 Food and drink	1 space per 60 sq.m. gross floor area (excluding associated residential accommodation)
B1 Business Use	1 space per 200 sq.m. gross floor area
B2 General Industrial	1 space per 500 sq.m. gross floor area
B8 Storage & distribution	1 space per 1000 sq.m. gross floor area
C1 Hotels, boarding and guest houses	1 space per 5 staff 1 space per 10 guest rooms

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	1 space per 60 sq.m. for restaurant/entertainment area
C2 Residential Institutions	1 space per 5 staff
C2 Hospitals	1 space per 5 staff 1 space per 30 bed spaces
C2 Residential schools, colleges, halls of residence or training centres	1 space per 10 students
C3 Dwelling houses	For dwellings without garages secure cycle storage facilities should be provide based on the following standards 1 space per 1 bedroom flat 2 spaces per 2 bedroom flat
D1 Consulting rooms	1 space per 3 consulting rooms
D1 Crèche/ day nursery/ day centre	1 space per 5 staff plus 1 space per 200 sq.m. for visitors
D1 Education centres	1 space per 5 staff plus 1 space per 3 students
D1 Art galleries, libraries, museums	1 space per 15 staff plus 1 space per 60 sq.m.
D1 Public and exhibition halls, places of worship etc	1 space per 10 seats
D2 Assembly and leisure	1 space per 5 staff plus 1 space per 100 sq.m.
Public car parks	1 space per 10 car parking spaces
Camping sites	1 space per 5 staff plus 1 space per 10 pitches
Garden centres	1 space per 200 sq.m. for staff and customers
Marinas	1 space per 10 moorings

