

# BURNTWOOD NEIGHBOURHOOD DEVELOPMENT PLAN

2019—2029



Made 8 June 2021



**Burntwood**  
TOWN COUNCIL

BONEY HAY  
BURNTWOOD  
CHASE TERRACE  
CHASETOWN

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## **2029 Vision**

**By 2029 Burntwood will be a positive, outward facing but internally connected and coherent community that is sustainable, successful, serves the needs of all its people and is open to opportunities and potentials that will continue to enhance and strengthen its position.**

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## *Foreword*

The creation of the Neighbourhood Development Plan is a unique and exciting opportunity for the Burntwood community to establish a blueprint for a long term sustainable plan for the town, which will transform the area from a conjoined collection of four villages with local foci, into a modern, well laid out cohesive town with a vibrant and diverse town centre based around a pedestrian square. Healthier living will be encouraged through non-car based transit between areas, more open air recreation and leisure and a better quality of life all residents by the provision of appropriate affordable housing and community based support.

This will be achieved by addressing many of the problems which have developed over the last sixty years, during a period of significant infill and peripheral housing growth, not matched by improved infrastructure or services. Previous housing development has pushed settlement boundaries into surrounding countryside, whilst central areas have been allowed to decline resulting in many pockets of outdated, rundown buildings and in some cases, overgrown wasteland. These sites can and should be used more effectively to help protect valuable greenfield and Green Belt sites.

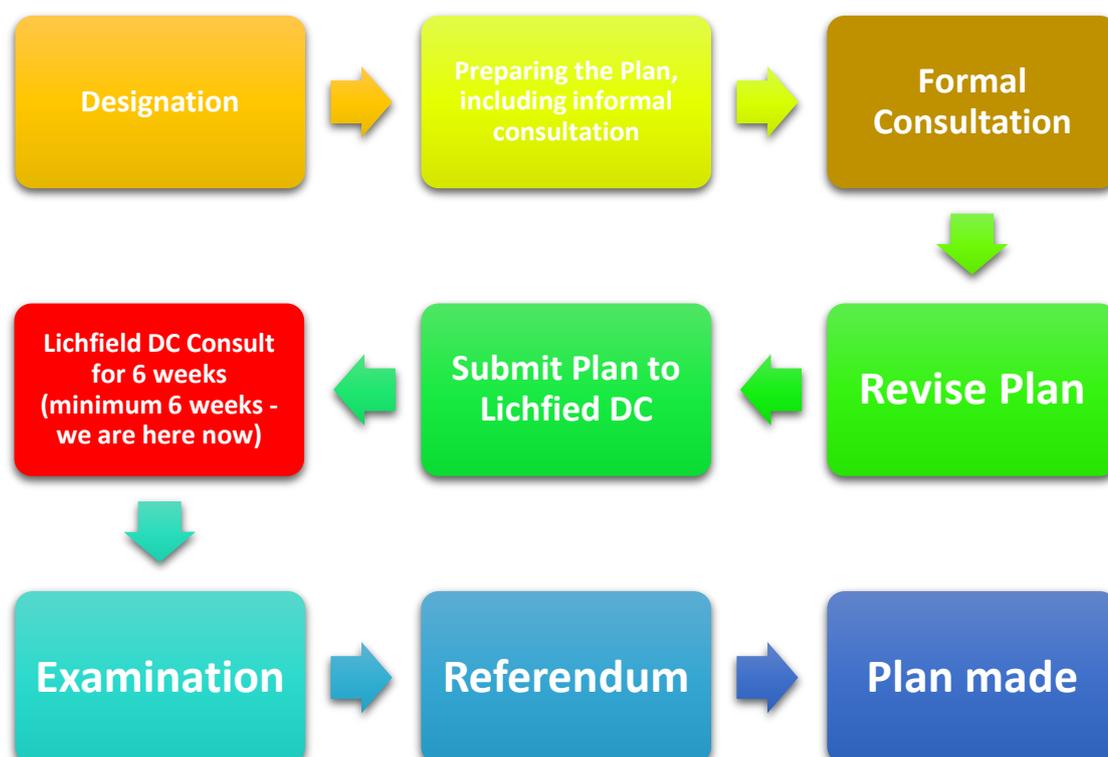
A key measure of success will be improvements in the lives of all existing residents, but, in particular, 18-30 year and olds, young families and better support for our senior citizens as well as the generations to come.

# 1.0 *Introduction and Background*

## Preparing the Neighbourhood Development Plan

- 1.1 The Localism Act 2011 presented Burntwood Town Council with the opportunity to use a new power: the power to prepare a Neighbourhood Development Plan (NDP) for the area. NDPs give local people the opportunity to shape new development.
- 1.2 Burntwood Town Council, as a qualifying body, decided to prepare an NDP for the town on 7 November 2013. NDPs must be prepared using a process set by Government (Figure 1). The first step is “designation”, and an application for designation as a neighbourhood planning area was submitted to Lichfield District Council on 18 December 2013. The application was approved on 8 April 2014. The designated neighbourhood planning area is shown on Map 1.

**Figure 1 Neighbourhood Development Plan Process**



- 1.3 To kick-start the Burntwood NDP preparations two initial, open consultation events were held “*The Neighbourhood Plan Listening Events*”. These were held: for local organisations on 13 December 2014 at Chase Terrace Technology College from 10am to 1pm and on the 26 February 2014 at the Burntwood Memorial Institute from 7pm to 9pm for all members of the public. Town Councillors invited local people to meet and find out more about the process and to listen to people’s views on the future of the area. Representatives of community groups, churches, service providers and police were in attendance.
- 1.4 A table showing a summary of comments submitted and their possible planning categories is provided on the Town Council’s [web page](#). In the summer of 2014, the Town Council established a Neighbourhood Plan Committee and secured funding from the Government to support the preparation of the NDP.
- 1.5 A Draft Policies consultation document was consulted upon during March/April 2016. The Neighbourhood Plan Committee considered the comments made during this consultation and used them to help prepare the Regulation 14 Draft of the Plan. Separate consultation work was undertaken with young people in the area, this included consultation with sixth form students at Chase Terrace Technology College between 24th and 27th May 2016. At a later stage residents’ groups have been involved in adding to the plan to detail how Burntwood can be improved without encroaching into valuable Green Belt.



*Policy Options consultation, March 2016*

- 1.6 The made Neighbourhood Plan forms part of the development plan for the Neighbourhood Area and as such, it will be used to help determine planning applications alongside the Local Plan Strategy, Local Plan Allocations document and other material considerations, including the National Planning Policy Framework (NPPF).



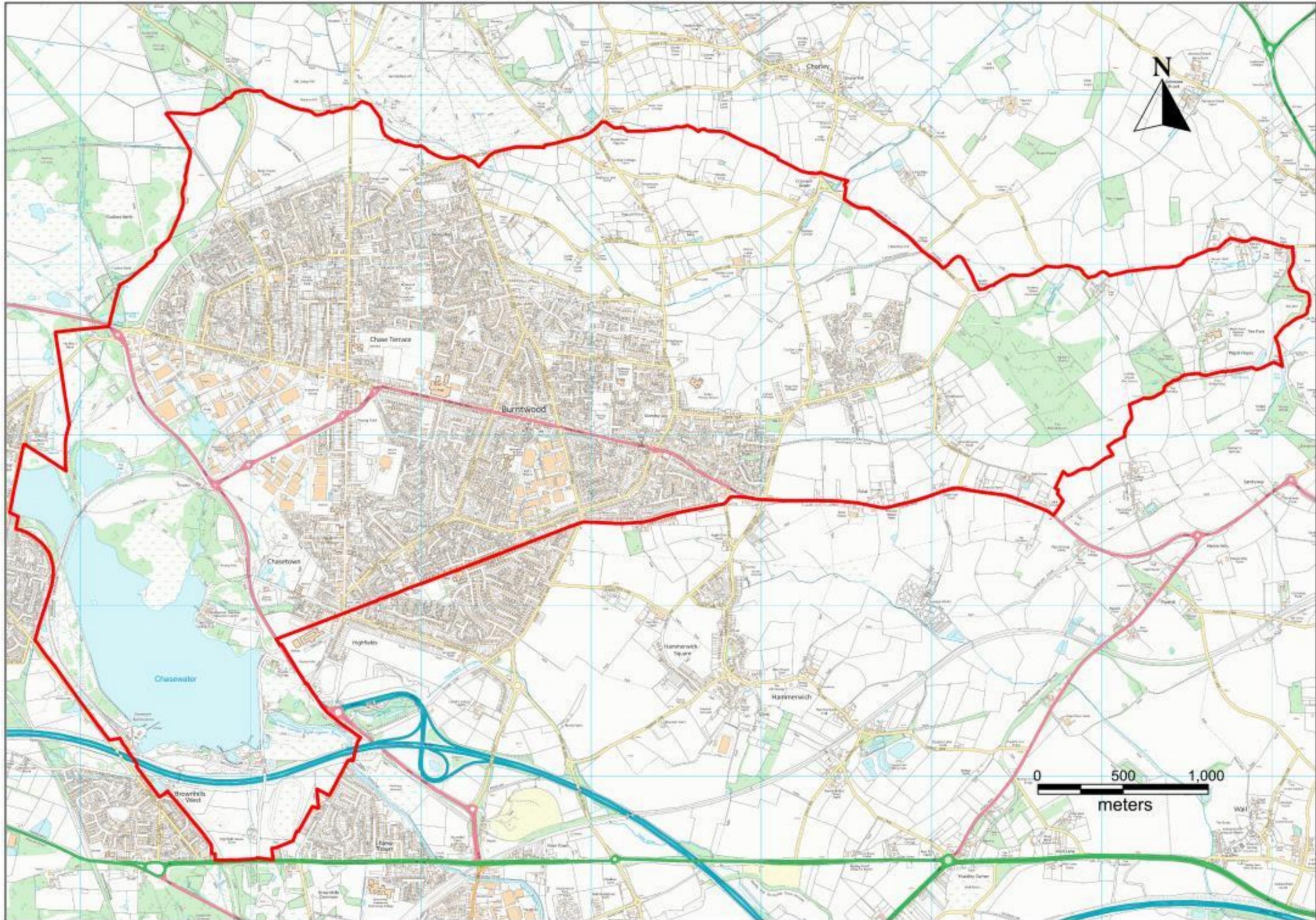
*Policy Options consultation, Burntwood Library, March 2016*

- 1.7 Planning can be full of jargon, so to help you in the reading of this document we have included a glossary at the back (Appendix 3).

## **Strategic Environmental Assessment and Habitat Regulations Assessment**

- 1.8 In preparing the Regulation 16 Submission Draft NDP the plan has been screened for the purposes of Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA). Copies of these screenings are available separately.

Map 1 Burntwood Designated Neighbourhood Plan Area (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))



## 2.0 *Policy Context*

### **National Planning Policy**

- 2.1 National planning policy is set out in the *National Planning Policy Framework* (NPPF)<sup>1</sup>. The Burntwood NDP has to take account of national planning policy and guidance. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, and in doing so the planning system has to perform an economic role, a social role and an environmental role.

### **Lichfield District Planning Policy**

- 2.2 As set out in footnote 16, to para. 29 of national planning policy, neighbourhood development plans have to be in “general conformity” with the strategic planning policies set by Lichfield District Council.
- 2.3 Current strategic planning policy for the area is contained in the Lichfield District Local Plan Strategy 2009-2029 (adopted 2015). The Local Plan Allocations document includes a number of policies that relate directly to the Neighbourhood Area – Policy Burntwood 3: Burntwood Economy; Policy B1: Burntwood Housing Land Allocations; and Policy B2: Burntwood Mixed Use Allocations. The Local Plan Strategy policies focussing specifically on the neighbourhood area are Place Policies Burntwood 1 to 5. These relate to the following:

Policy Burntwood 1: Burntwood Environment

Policy Burntwood 2: Burntwood Services and Facilities

Policy Burntwood 3: Burntwood Economy

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

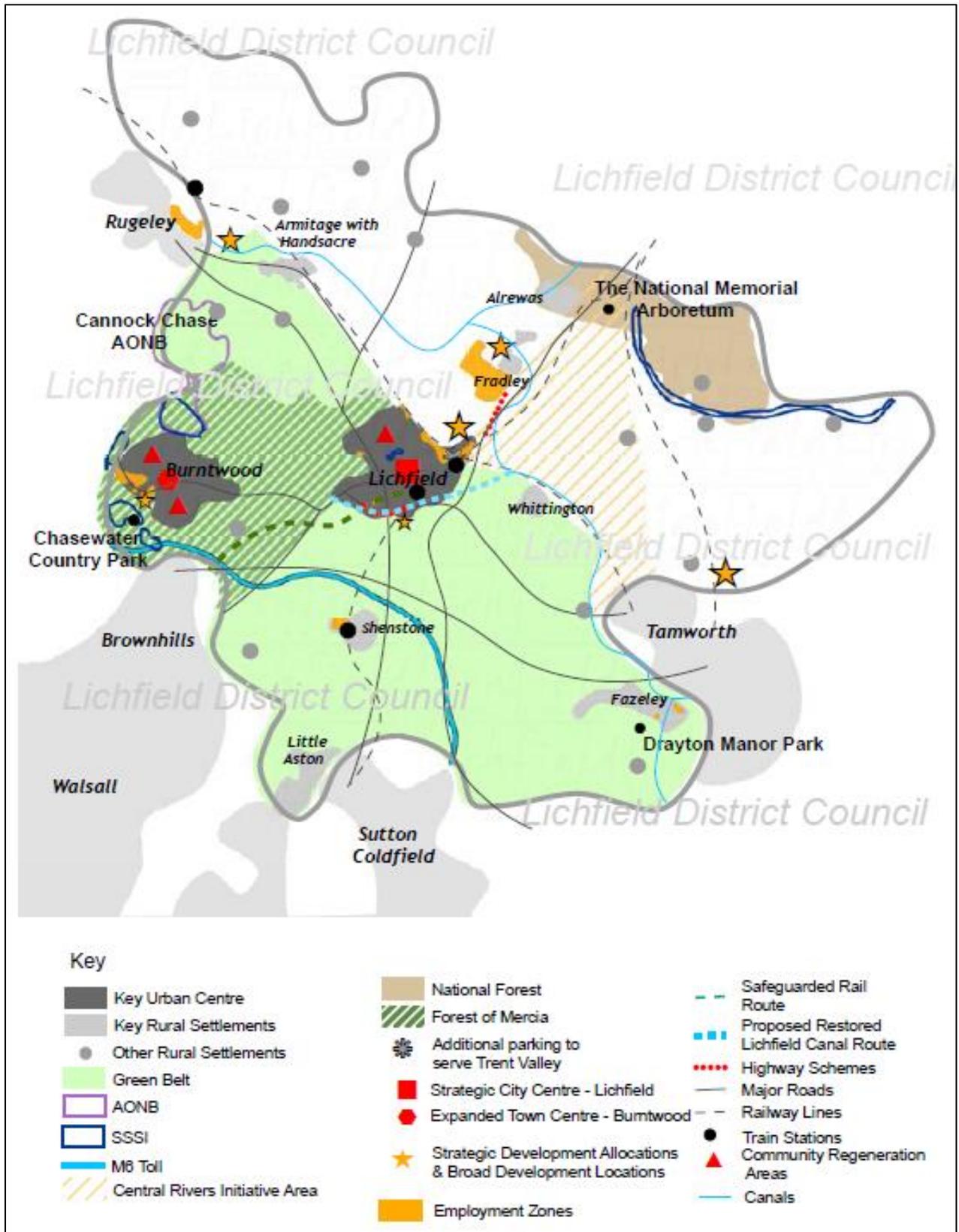
#### Policy Burntwood 4: Burntwood Housing

#### Policy Burntwood 5: East of Burntwood Bypass

It is important to note, that these Burntwood specific policies should be read in conjunction with the district wide core planning policies and development management policies also set out in the Local Plan Strategy.

- 2.4 The spatial impact of these policies is shown in the Lichfield Local Plan Strategy Key Diagram (Map 2).

Map 2 – Lichfield Local Plan Strategy Key Diagram (Source: Lichfield District Council)



## Burntwood Town Strategy

- 2.5 As well as national and strategic planning policy, a key Town Council policy document informing the development of the Burntwood Neighbourhood Development Plan has been the *Burntwood Town Strategy* produced in 2011. This strategy set out a strategic approach for the future of Burntwood’s communities, built from grassroots views about the strengths, challenges and priorities for the area. The vision from the strategy, the objectives and many of the proposed actions remain relevant and have fed in to the NDP.



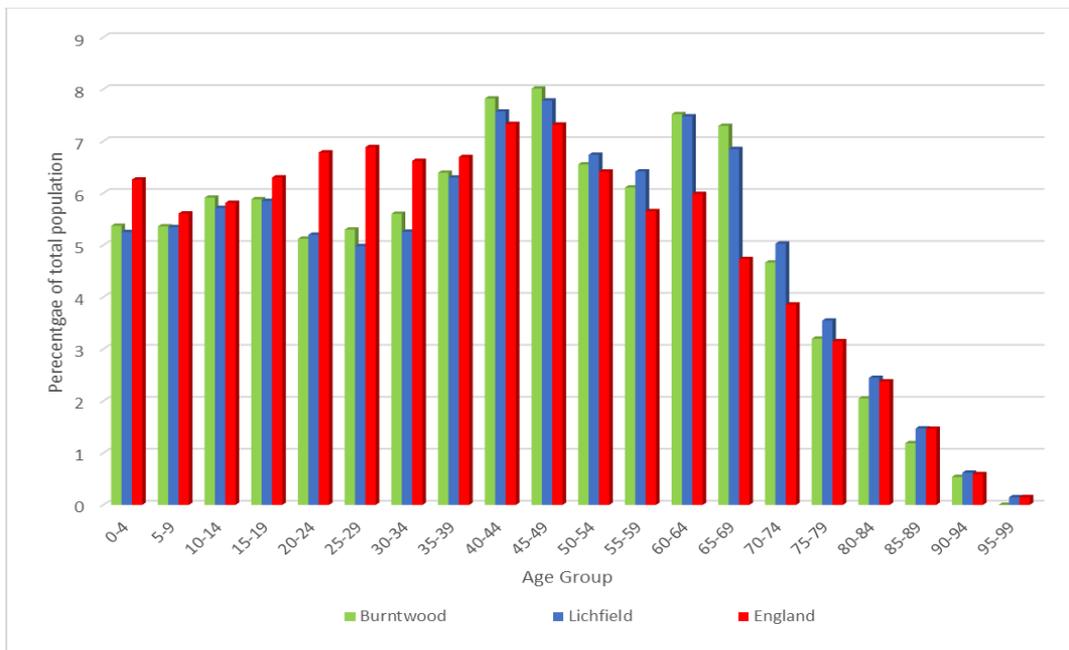
*Chasetown Memorial Park*

# 3.0 *A Portrait of Burntwood*

## Introduction

3.1 The designated neighbourhood planning area covers the whole of the civil parish of Burntwood, the Town Council area, and lies on the fringe of the West Midlands conurbation in the southern part of Staffordshire, approximately 9.5km (6 miles) to the east of Cannock and 7 km (4 miles) south west of Lichfield on the western edge of Lichfield District. The A5190 to the north and the M6 Toll Road to the south pass through the neighbourhood area. The neighbourhood plan area covers 1,580 hectares and the population of the area was 26,049 in the 2011 Census (Neighbourhood Statistics)<sup>2</sup>, Figure 2 shows the age distribution in the plan area in comparison to Lichfield District and England. The key feature to note being the area’s ageing population.

**Figure 2 – Burntwood Population Comparison** (Source: 2011 Census)



<sup>2</sup> Nomis

- 3.2 Whilst being within Lichfield District, the area is, and many perceive the area to be, somewhat marginal to Lichfield City, with its historic centre, and larger retail and service base.
- 3.3 The neighbourhood area includes the urban areas of Burntwood, Chase Terrace, Chasetown, and Boney Hay, which is inset within the Green Belt; Chasewater Country Park which is part of a Site of Special Scientific Interest (SSSI) and is a sub-regional recreational resource; and housing development on the former St Matthews Hospital.



*St Matthews Hospital site*

### Early History of the Settlements

- 3.4 The settlement of Burntwood has evolved from its historic origins as a series of smaller mining communities which have coalesced over time, particularly with significant residential growth from the 1960s to the 1990s. This has led to Burntwood lacking a town centre large enough, or identifiable enough, to cater for the needs of its population (which, at over 26,000 is comparable to the population size in Lichfield City (32,219)). There is a need to create an attractive and functional town centre, with associated environmental

### EARLY HISTORY OF BURNTWOOD'S SETTLEMENTS

**Burntwood** derives from “*Brendewoode*” – it has been suggested this name derives from the burning of a heath in Cannock Forest.

**Boney Hay** derives from the waste of le Brunehew. A plaque marking this can be found on the Burntwood Heritage Trail.

**Chasetown** was formerly part of Cannock Chase. Chasetown itself developed from around 1850 along what is today Church Street. This was formerly known as Colliery Road, where a mine was situated at its west End. By 1867 the village had become known as Chasetown.

As mining moved gradually northwards, so too did settlement and by 1870 **Chase Terrace** had developed into a village north of modern-day Cannock Road and west of Rugeley Road.

improvements, to help the community develop a sense of cohesion, both environmentally and socially.

- 3.5 As has already been said, the neighbourhood plan area is made up of a number of separate settlements. The "village" of Burntwood is at the eastern end of the town and is the oldest part of it. It is relatively more affluent than other parts of the town, and includes a number of 1960s and 1970s housing estates and the more recent Hunslet Road estate.



*Hunslet Road Estate*

- 3.6 In the north west of the town, built around the terraced streets of a former mining village, built in the late 1880s and 1890s, is Chase Terrace. Around this core easily identifiable and discrete 1960s and 1970s estates (each with separate generic names e.g. Hollygrove Estate, Redwood Estate) have been developed. More recently, the Larks' Rise housing estate, adjacent to the former opencast mine site, has been built. New additional dwellings have also been built as infill, such as Stables Way that refers back to the historic name of the area around the junction with the A5190, known for many years as The Wooden Stables. The mining history of the town is reflected in its

newest estates where streets were named after former collieries. This part of the town was also home to three abattoirs, now only one, who were significant local employers. Over recent years, the Chase Terrace area has also seen the extension and development of industrial estates linked to the opening of the town by-pass.

- 3.7 The name Chasetown was first recorded in 1867. Chasetown was a coal mining village based around a coal pit struck by the Marquess of Anglesey in 1849. The No. 2 and No. 9 pits opened in the 1850's to the west of the village where Burntwood Rugby Club is now situated. Due to the increase in the mining industry in the area, housing was built around the High Street, Church Street and Queen Street for the miners. In 1865 St Anne's Church, the first Church in England with electric lights, was built and the village carried on expanding.



*The old historic core of Chasetown*

- 3.8 After World War 2 the village began to expand creating the Oakdene Estate and in 1958 this became the largest council estate in Lichfield District. Even when the last mine closed in 1959 the village carried on expanding as it became an "overspill" area for people from throughout the West Midlands conurbation. During the 1970s, the

green land between Chasetown, Chase Terrace and Burntwood was developed and the three villages joined. Today, there is little to show of the mining industry that Chasetown was built around other than the Chasewater Reservoir which provided water for the canals that transported coal into Birmingham and the Chasewater Light Railway which has been restored.

- 3.9 Boney Hay, west of Ogle Hay Road, began to grow in the late 19th century. The area derives its name from the Medieval waste of le Brunehew and was known as Burnehey or Bornehay by the 16th century. By the 17<sup>th</sup> Century, Coney Lodge and Coney Mill existed in the north west of area on the heath. In the early 1860's, small houses were built to accommodate miners who were working in local mines.
- 3.10 Today, Boney Hay consists of a mix of social houses and privately owned houses with two, three and four bedrooms. There is also a primary school, a doctor's surgery, a number of different shops, two public houses and a Working Men's Club. Gentleshaw Common lies on one boundary of Boney Hay and Redwood Park on another.

### **Burntwood Today**

- 3.11 The Burntwood neighbourhood plan area is set within the Green Belt, and is in close proximity to areas of high environmental significance, both ecologically and visually, including the Cannock Chase Area of Outstanding Natural Beauty (AONB) and Special Area of Conservation (SAC) to the north, and Chasewater Country Park to the west, part of which is a Site of Special Scientific Interest (SSSI). Many views expressed in the development of the *Town Strategy* supported the view that this setting gave Burntwood the benefit of being an accessible town with a countryside setting and with scope to improve green infrastructure links in the area, potentially incorporating walkways and cycleways, to link the built and natural environment within the settlement and to the countryside beyond.



*Christ Church, Church Road, Burntwood*

- 3.12 Due to the sensitivity of its setting, the local landscape, Green Belt, proximity to the Cannock Chase Area of Outstanding Natural Beauty and Special Area of Conservation (SAC) the options for new housing development are significantly limited within Burntwood. Thus, only one Strategic Development Allocation (SDA) has been identified for strategic housing growth, which is covered in *Local Plan Strategy* Policy Burntwood 5: Land East of Burntwood Bypass SDA. This site is nearing completion. Additionally, the Local Plan Allocations identifies fifteen smaller residential allocations within the Neighbourhood Area.
- 3.13 Census 2011 statistics indicate that Burntwood had a slightly higher proportion of full-time employees with 39.1% of 16-74 year olds in full time employment compared to 38.6% in Lichfield District and England. There was also a slightly higher proportion of part-time employees at 15.3% compared to 14.6% in Lichfield District and 13.7% in England. In terms of occupations, a significantly lower proportion of Burntwood residents had professional occupations (13.2% of 16-74 year olds compared to 18.4% in Lichfield District and 17.5% in England) and a higher proportion had skilled trade occupations (15.2% compared to 11.7% in Lichfield and 11.4% in England).



*A mix of house types, styles and ages*

- 3.14 The development of Burntwood from small mining communities to a larger settlement has resulted in a wide mix of house types and styles: linear developments along main routes in to Lichfield and Cannock; older, terraced properties in the original village centres; post-World War Two former Council estates; and more recent, suburban style private housing estates. In terms of tenure of housing, Burntwood, along with Lichfield District, has a relatively high proportion of households who own their property outright (37.9% in Burntwood, 38.7% in Lichfield and 30.6% in England). Households who own their own property with a mortgage or loan account for 39.4% of Burntwood households, compared to 36.9% in Lichfield District and 32.8% in England. The former Council housing stock was transferred to a registered social landlord, now called Bromford Housing Group, they have a neighbourhood management approach to managing the areas in which their stock is found and have designated the Summerfield and Oakdene Estates, two areas of relatively higher deprivation, for special community development support. Other social landlords operate in the area including Midland Heart and Sanctuary housing associations. House prices are also relatively cheaper compared with Lichfield.

- 3.15 Car ownership figures for Burntwood reflect the high levels of ownership in the District; only 14.0% of households in Burntwood have no access to a car or van compared to 13.6% in Lichfield and 25.8% in England, and 33.7% of households have 2 cars or vans in Burntwood compared to 35.1% in Lichfield and 24.7% in England. In terms of public transport, the nearest rail stations are in Lichfield and Cannock, therefore, bus is the main source of public transport. Burntwood, including Chase Terrace and Chasetown is reasonably well served by bus links to Lichfield, Cannock and Walsall on weekdays. However, some parts of the area have less access to public transport, such as Boney Hay and overall Sunday services are poor and further cuts planned.
- 3.16 As older forms of employment have disappeared, the local economy has had to develop and diversify in more recent times. The area now has a number of light manufacturing, warehousing and distribution uses that have sought to benefit from the good road access to both the wider West Midlands economy and further afield.
- 3.17 Many of the business parks and industrial estates developed since the 1960s have been consolidated as zones of the Burntwood Business Park. However, many of the units have never been occupied and the site owners are reluctant to utilise remaining land until existing units are filled. Many of the older employment zones are now surrounded by residential developments and this is causing significant issues regarding noise, pollution, safety, traffic, parking and odours.
- 3.18 Burntwood benefits from excellent links to the strategic highway network, including the M6 Toll and feeder roads and this accessibility helps to maintain existing and attract new businesses.
- 3.19 Roads in the direction of Cannock and Lichfield are single “A” road routes. When these become blocked or congested at peak times, gridlock occurs. To avoid these bottlenecks, “rat runs” on country lanes are adopted by those in a hurry, threatening accidents and inappropriate use by HGV’s and quantities of traffic they are not

capable of handling due to limited visibility, limited width and lack of pavements or cycle facilities.

- 3.20 Given the relative proximity to the West Midlands conurbation, in terms of employment opportunities, Burntwood has higher levels of out-commuting with only 31% of employed people living in Burntwood actually working in the area. This commuting is making Burntwood a feeder community for the conurbation, but this must not be allowed to be at the expense of building a local community spirit and involvement in local development. Burntwood Town Council has made significant efforts to grow this community spirit for example festival days, the Christmas market and a revitalized Burntwood Wakes event.
- 3.21 To assist with the growing trend for “working at home” better mobile phone and broadband services are needed.
- 3.22 New employment opportunities will be created as part of proposals to redevelop the existing Town Centre. The need for a regenerated Town Centre which provides for the needs of a 26,000 plus population is urgently required. This is addressed in detail in sections 5 and 6 of this plan. The proximity of the area to the Chasewater Country Park, which has potential to become a major site of recreational activity, children’s educational and regional visitor attraction. With the development of the Mill Green Retail Park attracting coach tourists utilising the Burntwood Toll Road exit there is an excellent opportunity to develop a coach park and park and ride site to support tourism to complement more established parts of the local economy. Whilst visitors and tourists are in the area they should be encouraged to visit our countryside, Heritage Railway and other places of interest and take refreshments in local hostelrys, cafés and restaurants.
- 3.23 The proximity of the area to Chasewater, a major site of recreational and visitor potential, and further afield to Cannock Chase mean that there is, as identified in the

*Town Strategy*, an excellent opportunity to develop tourism to complement more established parts of the local economy.

- 3.24 Burntwood has two secondary level educational providers (Chase Terrace Technology College and Erasmus Darwin Academy). The area also has seven primary schools.
- 3.25 The area has a wide range of community and sports facilities including Burntwood Memorial Institute, the former Mining College, churches, library, Burntwood Leisure Centre, Chasetown Football Club and Burntwood Rugby Club. One area, again identified in the *Town Strategy*, where it was felt, provision was lacking was facilities for young people. There are a number of important open spaces, parks and play areas but almost no inside facilities where young people can meet and interact, participate in cultural events or even sports. This failing needs to be address though the provision of community facilities within the New Town Centre redevelopment.



*Burntwood Leisure Centre*

- 3.26 In terms of numbers, Burntwood had 8 general practitioners (GPs), dentists, pharmacies and optometrists but there are issues in relation to access to GP services and the quality of the buildings from which the services are delivered. With an ageing and projected increases in population from planned new housing, these issues will

become even more pressing. The two promised new Health Centres have not yet materialised, the local cottage hospital was closed and the land sold for housing with no resulting benefit to the local community.



*Darwin Practice (formerly Spires Health Centre)*

3.27 Burntwood has a number of natural and built heritage assets on the doorstep of the town. Chasewater Country Park lies to the south west of the built-up area. This area once formed part of Cannock Forest and is likely to have been a landscape of woodland and heathland from the prehistoric period until the late 18th century when Chasewater Canal Reservoir was constructed to supply the local canal system with water. A pumping station was built adjacent to the reservoir to pump water into a canal feeder. The canal feeder was re-cut as the Anglesey Branch Canal, with a wharf and canal basin, in 1850 to service the nearby coal mines. The pumping station has since been demolished but the branch canal, wharf and canal basin survive. Chasewater forms part of the Chasewater and Southern Staffordshire Coalfields Site of Special Scientific Interest.



*Spimney Squash Club, Rugeley Road, Chase Terrace in the former Wesleyan Methodist Chapel built in 1878*

3.28 There are 15 Listed Buildings in the Burntwood neighbourhood plan area, including a Grade II\* Conduit Head and the Church of St Anne, Chasetown (Appendix 1). There are no conservation areas within the Plan area, but the different, former mining communities which have coalesced over time have a strong local identity and community spirit. The associated heritage value in the buildings, streets and settlements are a strong reminder of the area's rich and varied history and this is something the Town Council would like to see conserved and enhanced through the NDP.

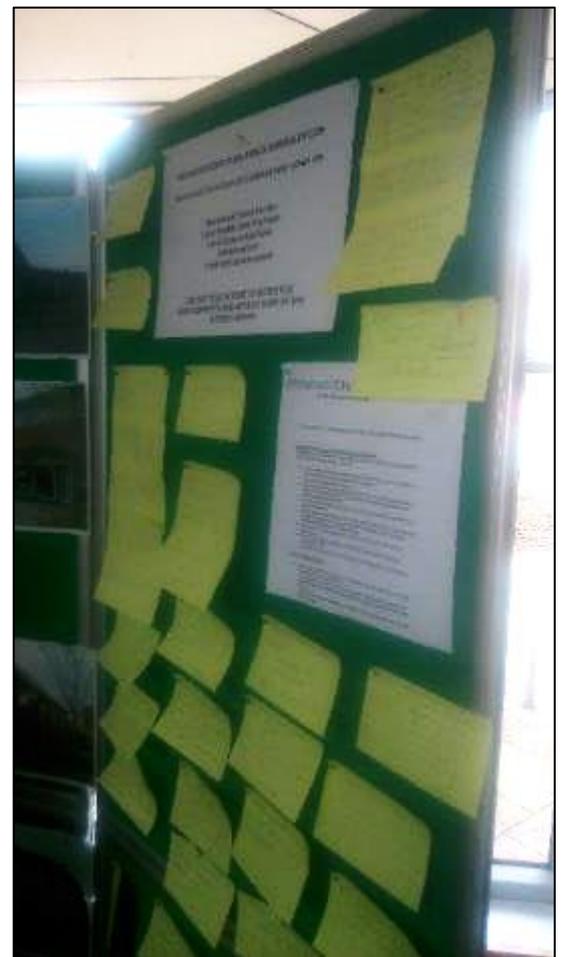
## 4.0 *Key Planning Issues*

4.1 A set of key planning issues for Burntwood and for the NDP to address have been identified. To identify these we have used comments submitted at the various consultation events and in response to the Policies Consultation document, information and research from previous studies such as the *Town Strategy*, national and strategic planning policy and our own evidence base – this is summarised in the *Planning Policy Assessment and Evidence* base document that accompanies this plan.

4.2 The **key issues** the NDP should address are:

**1. The Need for a Stronger Burntwood Town Centre and Maintaining Local Retail Provision**

The principal planning issue for Burntwood is the need to define a town centre area which provides for the needs of its existing 26,000-plus population and also future residents. Town centre development should provide for a range of retail, community facility and other town centre uses set within an attractive environment. There are a number of other more localised shopping areas in the NDP area these should be protected and enhanced.



*Local people have helped to identify the key issues*



*Burntwood Shopping Centre, Sankey's Corner*

## **2. Strengthening Local Identity and Protecting Heritage Assets**

The identity of the “old” villages should be reinforced through improvements to signage and environmental enhancements and by protecting important local heritage assets. Navigating around Burntwood can be confusing and improvements in signage and the networks of streets, roads and foot and cycle paths would assist with this.

## **3. High Quality Design in New Development**

There is a need to consider design issues, particularly in relation to new housing and to promote high quality design which reflects local distinctiveness and context. Adequate car parking should be provided as part of all schemes.

## **4. Improving Accessibility**

There is a need to improve public transport, traffic management, car parking, and connectivity. Proposals for improved access to Chasewater from Burntwood will be supported, and parking provision to enable such access.

## **5. Protecting and Enhancing Green Spaces**

Green space should be protected and enhanced. These include smaller, informal open spaces, particularly in terraced housing areas with little open space.

## **6. Retaining and Improving Provision of Community, Leisure and Recreation Facilities**

There are concerns about the suitability of infrastructure and its phasing in relation to new development. Ideally, new retailing, community and leisure facilities should be provided ahead of proposed new housing development. Adequate health facilities need to be provided and maintained across the area.

## **7. Protecting and Improving Access to the Surrounding Countryside**

Much of the local countryside is already protected in planning terms through policy such as Green Belt. This resource provides a semi-rural setting to the urban parts of the area and acts as a key area for informal recreation. Access to this resource, from the urban parts of the area, should be improved. In particular, the potential to link to and derive some economic benefit from opportunities such as Chasewater Country Park need to be developed.

## **8. Improving the Local Environment**

In a number of places, such as vacant sites, empty buildings, key routes and gateways the local environment needs improving.



*Local environment improvements are needed, such as within Burntwood Shopping Centre*

## 5.0 *Vision and Objectives*

5.1 The Vision for 2029, the end of the neighbourhood development plan period, is that:

### **2029 Vision**

By 2029 Burntwood will be a positive, outward facing but internally connected and coherent community that is sustainable, successful, serves the needs of all its people and is open to opportunities and potentials that will continue to enhance and strengthen its position.

This Vision statement is consistent with and in addition to that set out in the adopted Local Plan Strategy.

5.2 To address these key issues the Neighbourhood Planning Committee have identified a set of Objectives for the NDP.

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## Objectives

To help us tackle the key issues identified in section 4 and to achieve this Vision we have identified the following objectives for the Burntwood Neighbourhood Development Plan. It should be noted that the objectives are not listed in priority order. To achieve the Vision each objective is just as important as each of the other objectives.

**OBJECTIVE 1** – To redevelop and regenerate Burntwood Town Centre to create a key focal point for the area.

**OBJECTIVE 2** – To protect and enhance neighbourhood shopping centres and local shops.

**OBJECTIVE 3** – To promote a cohesive, healthy Burntwood community with strong local identities.

**OBJECTIVE 4** – To support the development of quality new housing and living environments that meet the community’s needs.

**OBJECTIVE 5** – To conserve and enhance local heritage assets.

**OBJECTIVE 6** – To improve movement and accessibility around the area within a green environment.

**OBJECTIVE 7** – To retain and improve the provision of community, leisure and recreation facilities.

**OBJECTIVE 8** – To protect and improve access to the surrounding countryside.

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## 6.0 *Neighbourhood Plan Policies*

- 6.1 The following sections set out the planning policies of the Burntwood Neighbourhood Development Plan (NDP).
- 6.2 Each section that follows is set out under one of the NDP's eight objectives, and consists of a short introduction, followed by a planning policy or policies and relevant Lichfield District policies. Under each policy we also set out why the policy is important and needed - the background and justification.
- 6.3 Planning can be full of jargon, so to help you in the reading of this document we have included a glossary at the back (Appendix 3).

## 7.0 *Burntwood Town Centre*

**OBJECTIVE 1 – To redevelop and regenerate Burntwood Town Centre to create a key focal point for the area**

- 7.1 The *Lichfield Local Plan Strategy and Allocations 2008 – 2029* provides a supportive strategic planning framework for the provision of a new town centre for Burntwood and this is identified by the Town Council as, arguably, the biggest planning issue for the NDP.
- 7.2 The existing range of services and facilities in Burntwood are insufficient to meet the needs not only of local residents (including those living in surrounding rural areas) but also businesses and visitors to the town. The centre needs to be revamped and redeveloped with a range of modern retail, leisure and community units that are capable of withstanding and adapting to today's changes in consumption, such as online shopping.



*Burntwood Shopping Centre in need of investment and redevelopment*

- 7.3 Burntwood is a significant freestanding town with its own needs, but at present, there are limited town centre, social and community facilities. The Spatial Strategy in the *Local Plan* recognises that needs in Burntwood are not being fully met locally and this results in residents travelling to access employment, shopping and leisure opportunities elsewhere. The completion of the Burntwood Bypass provides an enhanced opportunity for new investment in the town, helping to create more diverse local job opportunities. Fundamental to addressing many of the employment, public transport and other service deficiencies within Burntwood is the delivery of an expanded and enhanced town centre.
- 7.4 Burntwood Town Centre currently provides only a small percentage of the retail floor space that is required to meet the needs of the local population. It is proposed that the old outdated town centre is redeveloped to meet local needs in a new Town Square that provides a key focal point for the whole neighbourhood area with a good quality pedestrian and cycle friendly environment, improved traffic flow, car parking and good quality accessible links to the neighbourhood area's other centres. In developing the Town Square, the aim should be to provide new accommodation for a range of retail, leisure, food and drink, community and residential uses. Flexible and adaptable accommodation can help to meet future changes in consumption and accessing of goods and services. The Town Council will work with landowners and other partners to seek to secure commercial and financial support and incentives for start-up companies and community enterprises. The enhancement and improvement of Burntwood Town Centre is supported in adopted development plan Policy Burntwood 3 and in policy in the emerging Allocations Plan.
- 7.5 Land for development outside the Town Square area includes the former Bridge Cross Garage site, this area is allocated in the Local Plan Allocations document for a mix of retail and residential uses and provides an opportunity to complement and provide stronger links to the new Town Square. Development of the Bridge Cross Garage site and other sites surrounding the new Town Square should seek to ensure that the

overall redevelopment of the area creates a common physical and visual identity that helps to strengthen and promote Burntwood as a town centre destination.



*Olaf Johnson site*

- 7.6 To promote greater local employment, office provision can be encouraged to locate on sites within the Town Centre boundary. The Town Council will encourage movements to from, and around the Town Centre by foot, cycle and by sustainable forms of transport.
- 7.7 The extent of the town centre boundary is shown on Map 3 of the NDP.

### **Policy B1 – Burntwood Town Centre**

In order to create and grow a vibrant and diverse Town Centre, mixed use development proposals within Burntwood Town Centre (see Policies Map 3) will be supported. Acceptable uses include new, redeveloped or enhanced retail, employment, community leisure, residential, recreational, health, education, car parking and a transport hub.

The development of large format retail and leisure uses will be supported at Sites A and B, although mixed use development at these Sites is not limited to such uses.

The creation of a new Town Square at Sankey’s Corner will be supported, as will proposals that bring vacant upper floors into use.

All development in the Town Centre should be of good design and contribute towards an attractive and distinctive environment.

The creation of new green corridors with footpath and cycle links connecting with the Town Centre will be supported, as will improvements to the Town Centre’s environmental quality and public realm.

### **Background/Justification**

7.8 Key themes to emerge during the consultations on the emerging NDP were the need for improvements to Burntwood’s key centres, including the town centre at Burntwood. Changes in retail provision have had a significant impact on Burntwood Town Centre. The retail function has seen relative decline and other services have also disappeared from the centre, such as the public house. From the NDP consultations, it is clear that local people, whilst recognising the threats posed by online retail and the attractions of other areas, recognise that development that would help rejuvenate Burntwood as a focal point for the Burntwood neighbourhood plan area’s retail, service and leisure facilities should be supported. Policy B1 of the NDP seeks to achieve this in two specific ways:

- By supporting measures that would create a new Town Square, a focal point at Sankey’s Corner, with new retail, food and drink, community and residential uses. The existing health centre at Salters Meadow is at

capacity and has no car parking, therefore, redevelopment proposals should consider the inclusion of a new health centre facility; and

- By reinforcing Burntwood’s role as the main Town Centre in the neighbourhood area by supporting measures that improve footpath and cycle routes that are accessible and link the centre to and from the rest of neighbourhood area, particularly by creating a linear, landscaped route from the new Town Centre square to Chasewater Park and the heritage railway.

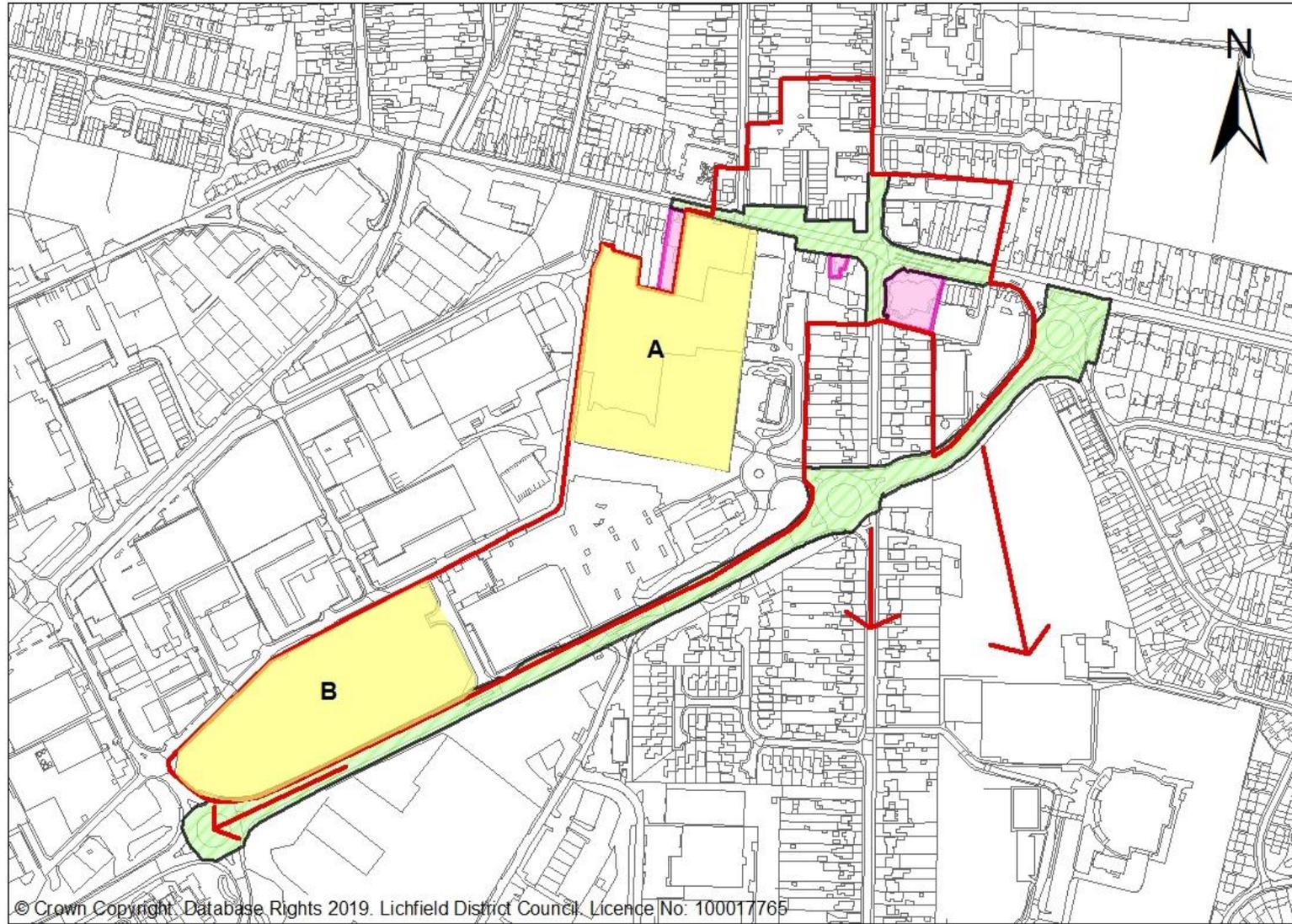
7.9 Policy B1 is broadly in line with a number of Local Plan Core Strategy policies set out below and the longstanding policy aims, dating back to the 1998 Local Plan, to improve Burntwood Town Centre’s shopping and other facilities. The Policy has been developed using the evidence base assembled for the Core Strategy as well as the NDP consultations and the Town Strategy. The most report carried out of Lichfield District Council – the *Lichfield Centres Report*, provides the most recent assessment of the performance of Burntwood Town Centre. Figures in this report show that Burntwood Town Centre claims 19% of convenience goods expenditure generated in the study area and just 3.1% of comparison goods expenditure. The conclusion being that there is an immediate requirement for additional convenience floorspace in the town, but no identified quantified capacity for comparison floorspace. However, the report concludes that “there is the real potential to enhance the attraction of Burntwood town centre through the delivery of a missed use scheme”. The measures set out in Policy B1 would help to support such development. Delivery of a town centre in Burntwood is a key aim within the adopted Lichfield District Local Plan.

7.10 The Town Council will work with key stakeholders, including landowners, developers, Lichfield District, Staffordshire County Council, the local community and others to identify a mechanism for bringing about the redevelopment and regeneration of Burntwood Town Centre. One approach could be through the existing Town Deal that commits the three councils to “work together to improve Burntwood’s

shopping potential, health services and transport infrastructure” by bringing in other stakeholders and developing more detailed plans for the area and means of delivering and funding key proposals when identified and developed ready for implementation. Given the changing nature of town centres and high streets nationally, it is considered that a mixture of retail, residential, leisure, employment and community uses is appropriate. Policy B1 supports the sustainable development of Burntwood Town Centre.

- 7.11 In terms of a new health centre (Policy B1a) the latest information available from the Primary Care Trust and contained in the Lichfield District Infrastructure Delivery Plan (2018) identifies the need for new/additional provision in Burntwood, there is currently commitment to deliver one new health centre.

**Map 3 –Policies Map 3** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))



### Key to Map 3

Town Centre boundary



Protected community facilities



Environmental improvements



Key Road and Pedestrian Approaches for Environmental Improvements



Potential for (but not limited to) new large format retail and leisure



## Policy B2 – Improving the Environment of Burntwood

### Centre

Development of the following along Key Road and Pedestrian Approaches to the Town Centre (see Policies Map 3) will be supported:

- a) Public realm and landscaping improvements;
- b) Improvements to public rights of way, including pedestrian and cycle links;
- c) Public Art.

### Background/Justification

7.13 As well as supporting new development that will help rejuvenate Burntwood Town Centre, the NDP will support a range of measures that will help to improve the environment within, around, and on key routes leading to the defined centre. This approach is line with Local Plan Strategy Core Policy 14 that seeks to improve the

physical quality of the Town Centre. These measures will not only help to support investment in the retail, leisure and services in the centre, they will also help to foster greater use and links to the centre from the rest of Burntwood.

- 7.14 To help support such initiatives, the Town Council will support the preparation of a Public Realm Strategy. This Strategy will be used to improve the quality in the area's public realm (streets, public spaces, signage, street furniture etc.) and help co-ordinate the activity of key bodies, especially District and County Councils. Such improvements will help to improve the quality of the local environment, movement of pedestrian, cyclists and motorists around the area, the creation of separate but shared identities for the various communities in Burntwood, and to rationalise the incremental additions in street furniture and signage that have left a disjointed and cluttered look in some parts of the area. Such a Strategy could be developed under the umbrella of the Town deal and would help underpin any wider work in terms of redevelopment and regeneration of Burntwood Town Centre.
- 7.15 The enhancement and improvement of Burntwood Town Centre is supported in adopted development plan Policy Burntwood 3.
- 7.16 A number of the measures identified under Policy B2 will be dependent on the work of key partners. A *Burntwood Local Transport Package* has been drawn up to help rejuvenate Burntwood by supporting an enhanced town centre, employment growth at Burntwood Business Park and housing growth east of the bypass. These measures include bus access improvements and increased service frequency, improved sustainable transport links across the urban area and into Chasewater, a new bus interchange facility and public realm improvements in the main retail area, specifically Sankey's Corner. The retail/leisure offer is dependent upon private sector investment and developer contributions are required to fund the Local Transport Package.

- 7.17 The Lichfield District Council Infrastructure Delivery Plan (2018) in line with Core Policy 10: Healthy & Safe Lifestyles policy theme and Policy Burntwood 2, identifies there is a requirement to undertake improvements to the centre of Burntwood (Sankey’s Corner). Whilst small scale environmental improvements have been delivered in recent years there remains a need for further investment focusing on the delivery of well-designed public realm.
- 7.18 The Burntwood Town Strategy (2011) identifies a long-standing desire to provide arts space within the town. It is important that, over the plan period, the importance and role of cultural infrastructure is recognised and Policy B2 supports the introduction of public art into the town.

# 8.0 *Chasetown, Swan Island, other Neighbourhood Centres and Local Shops*

**OBJECTIVE 2 – To protect and enhance neighbourhood shopping centres and local shops**

- 8.1 The historic development of Burntwood means that as well as Burntwood Town Centre there are four other neighbourhood centres that provide a range of local shopping facilities and other services.
- 8.2 These are:
- High Street, Chasetown
  - Swan Island
  - Ryecroft Shops
  - Morley Road Shops
- 8.3 To protect and enhance the valuable local facilities that these neighbourhood centres provide the following policy will be used.

## Policy B3 – Chasetown, Swan Island, Ryecroft Shopping Centre and Morley Road Neighbourhood Centres

Development that enhances or does not undermine the vitality and viability of the Neighbourhood Centres identified on Policies Maps 4, 5, 6 and 7 will be supported. Retail uses within the protected retail frontages should be retained unless the loss can be demonstrated not to undermine the vitality and viability of the Neighbourhood Centre.

### Background/Justification

- 8.4 Strategic planning policy identifies four neighbourhood centres, listed in para. 8.2 above. These centres perform different functions and have different histories, for example Chasetown, centred on Chasetown High Street, is the centre of the original Chasetown village and has a range of retail and service functions; Morley Road, on the other hand, is a much smaller, more recent, precinct style development. The functions performed by the four neighbourhood centres reflect their relative size, history and range of uses.

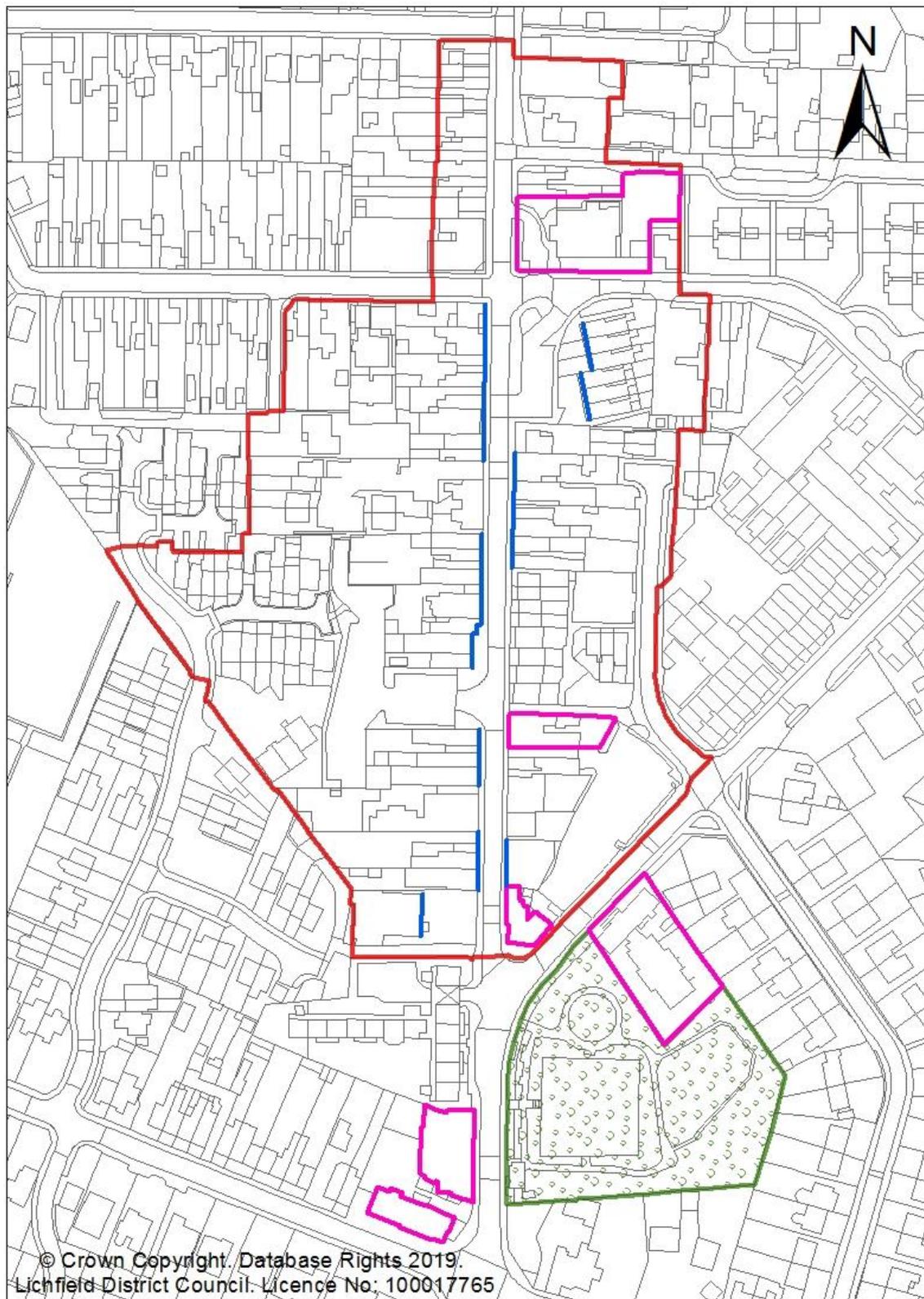


*Swan Island*

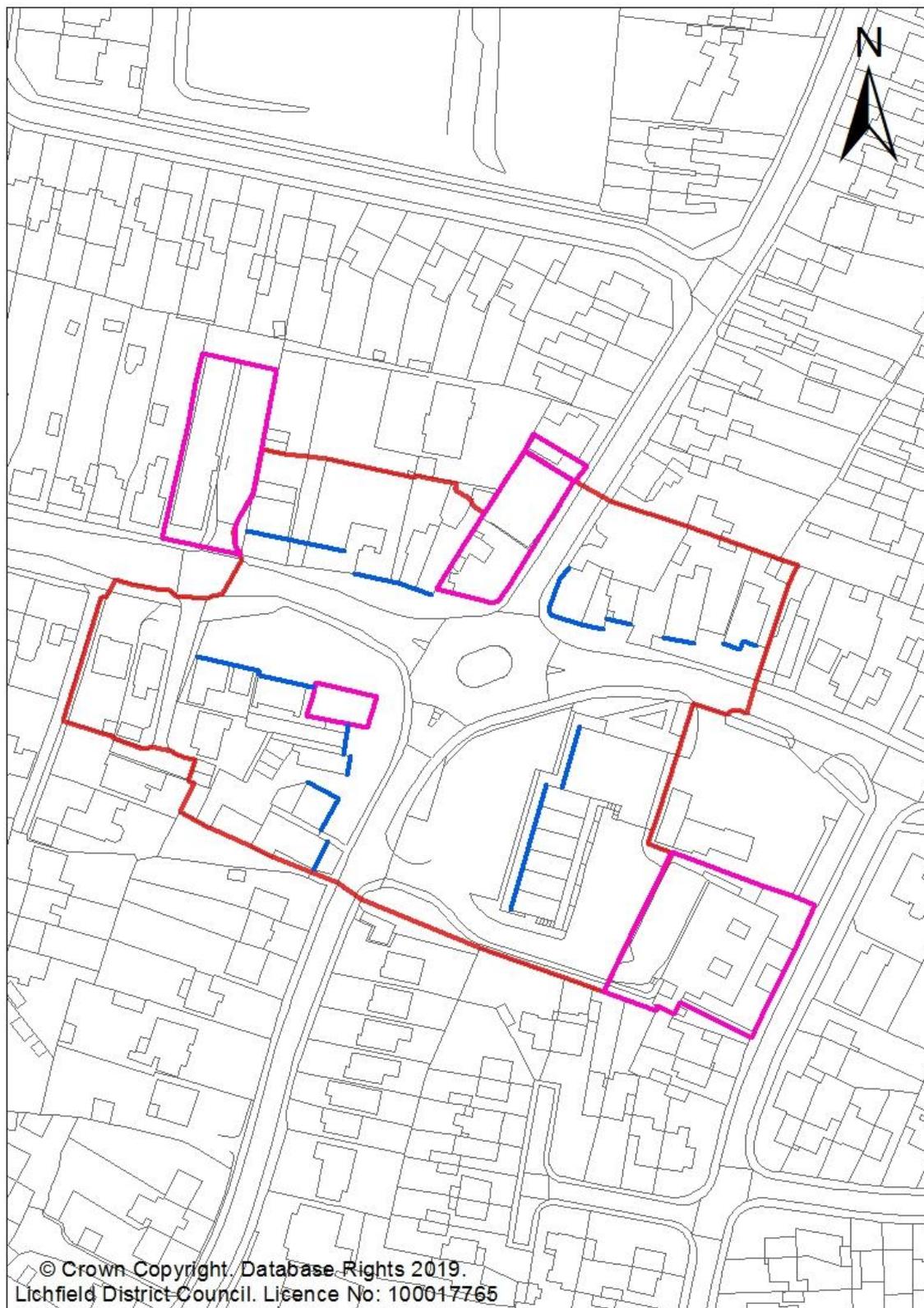
- 8.5 In the neighbourhood centres key retail frontages have been identified following a walkabout of the centre and a workshop with the Neighbourhood Plan Committee and using feedback from our informal consultations. The retail uses in these frontages make a significant contribution to the retail provision in these centres, the footfall in the centres and their loss would have a detrimental impact on the future viability of the centres. The need to protect retail uses and limit their loss was a key theme that emerged during the consultations on the NDP.
- 8.6 The Burntwood Business Community (Burntwood's recently formed Town Team) is a fully constituted group with its own funds and management committee made up of local traders. The group has recently focused on delivering environmental and infrastructure improvements to Ryecroft Shopping Centre car park along with developing a scheme to improve highway signage to neighbourhood centres. They are currently in the process of developing a business premises environmental improvement scheme which will award grants to local businesses to improve the appearance of their shop fronts.

### Policy Map 4 – Chasetown (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))

Council (Licensee)

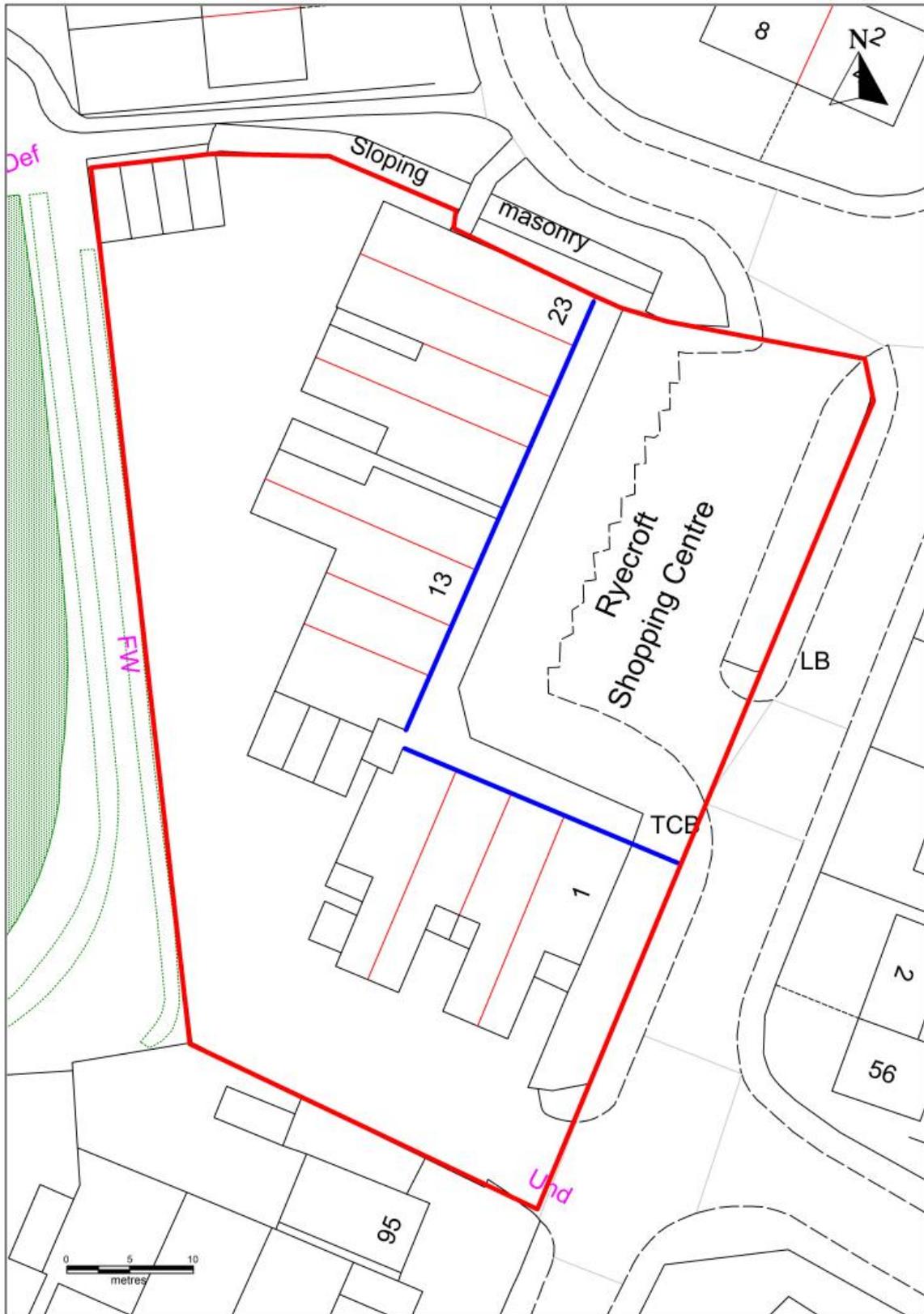


**Policy Map 5 – Swan Island** (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))



### Policy Map 6 – Ryecroft Shops (Crown copyright and database rights [2015] Ordnance Survey 100055940)

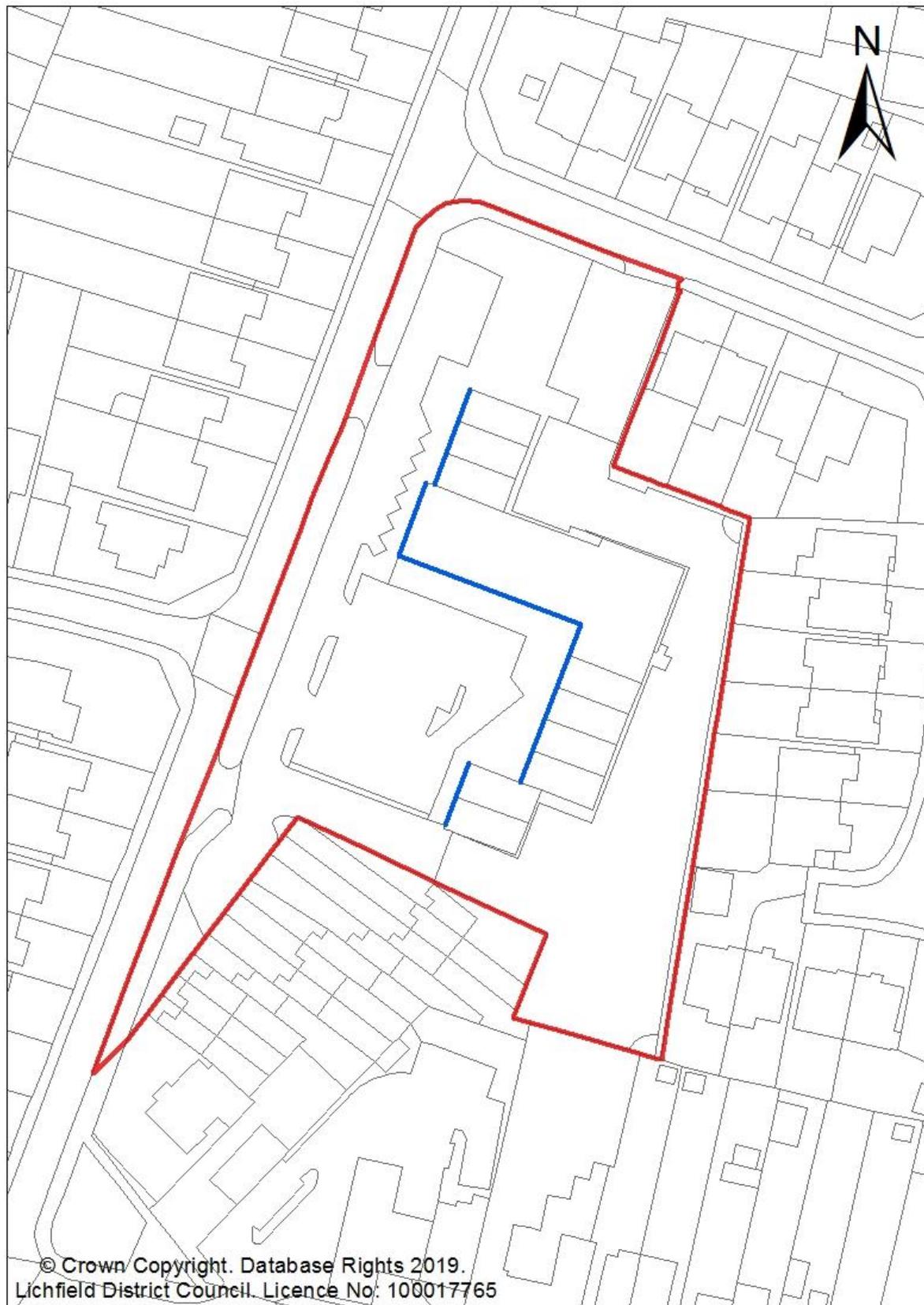
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### Policy Map 7 – Morley Road Shops

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### Key to Maps 4, 5, 6 and 7

Neighbourhood Centre boundary 

Protected retail frontages 

Protected community facilities 

- 8.7 Local shops such as Robinsons Butchers, corner of Rugeley Road/Spinney Lane, Boney Hay; the Corner Stores, at the junction of Rugeley Road/Chorley Road, Boney Hay; General Store, at the junction of North Street/Chorley Road, Boney Hay; Eastgate Stores, at the junction of Eastgate Street/Princess Street, Chase Terrace; and the newsagents on Chase Road, Burntwood provide valuable local services.

### Policy B4 – Local Shops

Outside of the defined Town Centre and neighbourhood centres, development to retain and/or improve local shops and retail premises will be supported, subject to it respecting local character, residential amenity and highway safety. Development resulting in the loss of local shops and retail premises will be supported where it can be demonstrated that retail use is no longer viable, further to a minimum 12 month active and open marketing period.

### Background/Justification

- 8.8 As well as the town centre and neighbourhood centres, Burntwood also has a number of free-standing shops. These provide a valuable resource for the community and its health and well-being. The NDP will seek to protect such shops.
- 8.9 In protecting such shops, it is recognised that retail tastes change, and such shops are under significant pressure. Where such units are in a poor state of repair they may be financially difficult to bring back in to retail uses.



*Local shops are a valuable resource*

## **9.0** *A Healthy Burntwood Community that Retains Local Identities*

**OBJECTIVE 3 – To promote a cohesive, healthy Burntwood community with strong local identities**

- 9.1 One of the key features of sustainable development, as defined in national planning policy, is the role planning can play in facilitating healthy, inclusive and safe places.

### **Policy B5 – Enhancing the Identity and Distinctiveness of Local Neighbourhoods**

Development should seek to enhance and reinforce the distinctiveness of the different neighbourhoods within Burntwood. To help achieve this development proposals should give consideration to:

- a) Traditional local building materials, building sizes and forms, and building lines, or where appropriate assessment of the surrounding context has been carried out and a sympathetic and complementary design solution identified the use of more contemporary materials' building sizes, forms, and building lines;
- b) The incorporation of historical and architectural local characteristic features, such as datestones, ornamentation and mouldings;
- c) The site's relationship to the street and road pattern;

- d) The strengthening of existing links, both physical and visual, to the surrounding area and the creation of new linkages to and from the proposed development.

### **Background/Justification**

- 9.2 The administrative area of Burntwood comprises several separate settlements. The settlements of Burntwood, Chasetown, Chase Terrace and Boney Hay) - each has its own separate village origins. Burntwood is by far the oldest, recognised as a village in its own right by the 13<sup>th</sup> Century. Chasetown, and then Chase Terrace, developed during the mid-19<sup>th</sup> Century to serve the local coal mining industry. The resultant cluster of settlements display strong linear plan-forms, a characteristic of several mining villages on the Staffordshire coalfield. These settlements all have a strong individual identity and sense of community and there is a need to recognise the distinctive qualities of different areas within the Plan and ensure that opportunities are taken to enhance these areas' identities and to improve navigability around the town by foot, cycle and car. At the same time, as recognised in the *Town Strategy*, it is also important to forge a strong common identity to the Burntwood area so that there is a shared vision for the future of the whole area, and not just its individual parts, and to ensure that there are not conflicting and competing demands between the different communities.
- 9.3 Policy B5 of this plan, is in line with Core Policy 14 of the Local Plan Strategy, that seeks to maintain local distinctiveness through the built environment. Policy B5 should be read in conjunction with other development plan policies and Lichfield District Council's Supplementary Planning Document on Sustainable Design that seeks to: *"create development in a more sustainable manner and focuses on the connection and integration of places, on the layout and density of development and also on the technology and construction techniques employed in built development."*

# 10.0 *Housing*

**OBJECTIVE 4 – To support the development of quality new housing and living environments that meet the community’s needs**

## **Promoting Good Quality Design**

- 10.1 National planning policy seeks to create high quality buildings and places. Through the Burntwood NDP we would like to support this objective, particularly for housing, recognising that the demands of modern-day society result in people having different needs at different life stages when it comes to homes, health care, education, transport, infrastructure, shops and open spaces.

## **Policy B6 Promoting Good Quality Design in New Housing Development**

New residential development should be of a good quality design. Development proposals should take account of the following:

The visibility of the site from other parts of Burntwood should be considered, including which areas of the site can be seen and from where. This is particularly important if the proposed development will break the skyline.

New development should integrate with and make a positive addition to the public realm. In doing this, development should be designed so as to create a clear distinction between streets, other publicly accessible spaces, and areas that are intended for private use by the occupants.

Larger developments should incorporate a designed sequence of public spaces. These spaces should connect with and relate to the pattern of spaces already present in the immediate area.

Layouts should incorporate traffic calmed streets, changes of direction, and a sense of enclosure.

New vehicle and pedestrian route networks should be designed to link with routes and facilities adjacent to the site. In larger developments a hierarchy of routes should be established.

Public transport, pedestrian and cycle routes should be incorporated in the layout wherever possible, especially where these can provide safe and convenient routes to schools and local shops.

The aspect of the site should be considered and the ways in which the site contours and the remaining features are likely to produce areas of extensive shade or shelter. Advantage should be taken of sunny slopes in orientation of gardens and/ or main elevations. Exposed areas should be protected from wind, noise or intrusive views.

All trees, internal boundaries, water courses, structures and other features on the site should be identified and, wherever possible, incorporated into the new development. Where they are present, site boundaries formed of local stone, traditional brick, cast iron or hedge planting should be retained and repaired. Any proposed opening in such existing boundaries should be kept to a minimum and salvageable materials used elsewhere in site.

Proposals should be designed in such a way that the best of the varied, local building styles in the Burntwood neighbourhood area is used to inform new designs.

### **Background/Justification**

- 10.2 The *Lichfield Local Plan Strategy 2008 – 2029* sets out in Policy Burntwood 4 Burntwood Housing that “*Burntwood will play an important role in accommodating new housing, with approximately 13% of the District’s housing growth to 2029 taking place here (approx.1,350 dwellings). Much of the new housing development (around 70%) will be located within Burntwood’s urban area, with the remaining 30% to be accommodated within a Strategic Development Allocation to the east of the Burntwood Bypass (approx. 375 dwellings). The redevelopment of existing brownfield land within the settlement will be encouraged.*” Policy Burntwood 5: East of Burntwood Bypass sets out criteria for the development of this sensitive area. As well as this large-scale housing growth, there will also be smaller scale, and single dwelling proposals, all of these should seek to be of good quality design. Policy B6, will be used alongside other policy and guidance, to assess the design of housing proposals.



*A mix of housing styles and alterations*

- 10.3 The Lichfield District Council *Sustainable Design Supplementary Planning Document* provides a range of design principles for new development and these have been carefully considered and where appropriate, brought forward into the design policies in the NDP. This is important as the neighbourhood plan will have greater weight in decision making than an SPD (SPDs are guidance documents) as the NDP forms part of the statutory development plan for the area.
- 10.4 The attention of applicants is also drawn to the possible need to discuss with Lichfield District Council, as local planning authority, the potential impact of their proposals on the Cannock Chase Special Area of Conservation (SAC).

# 11.0 *Local Heritage*

## **OBJECTIVE 5 – To conserve and enhance local heritage assets**

- 11.1 Burntwood and its constituent settlements, has a rich history. The neighbourhood planning area, however, only has 15 listed buildings (Appendix 1). These listed buildings are already protected by national legislation, but many of our other more local heritage assets have no specific protection other than the general protection granted by national planning policy.

### **Policy B7 – Conserving and Enhancing Local, Non-Designated Heritage Assets**

Development proposals should identify and assess any potential impact on local non-designated heritage assets. Non-designated heritage assets include buildings, structures, parks and landscapes that have a degree of local architectural or historic significance meriting consideration in planning decisions. The conservation and/or enhancement of non-designated heritage assets will be supported.

#### **Background/Justification**

- 11.2 The relative lack of statutory protection for Burntwood’s rich history and the need to reinforce the identities of the area’s separate and distinct communities mean that it is important to seek to conserve and enhance the neighbourhood plan area’s non-designated heritage assets. Burntwood’s non-designated heritage assets include buildings, features on buildings (such as decorations, date stones), traditional shop fronts and other structures. These heritage assets can be important for their

architecture, history or cultural associations. Collectively, they provide a link with the area's past and they help to retain a sense of place in the area's separate communities.

- 11.3 National planning policy sets out that applicants should describe the significance of any heritage asset affected by their proposal, including any contribution made by their setting. The level of detail to be provided by an applicant should be proportionate to the asset's importance and allow an understanding of the potential impact of proposal on the asset's significance.
- 11.4 There are a number of ways in which non-designated heritage assets may be identified. Generally they are identified by their inclusion on a Council's local list or by being identified on the Historic Environment Record.
- 11.5 Policy B7 does not identify a specific list of non-designated heritage assets. In monitoring the BNDP should this prove necessary such a list, in consultation and with advice from the Burntwood Heritage Group and others, and using studies such as the Historic Landscape Character Assessment produced by Staffordshire County Council, such a list will be identified and Policy B7 reviewed, or the identified assets will be put forward for any local list prepared by Lichfield District Council.



*Architectural detailing, St Joseph's and St Theresa's Primary School and Nursery, Chasetown*

## 12.0 *Improving Accessibility*

**OBJECTIVE 6 – To improve movement and accessibility around the area within a green environment**

- 12.1 There is a need to improve linkages between existing residential areas, recreational spaces, the town and neighbourhood centres and employment opportunities. This not only improves accessibility, but by encouraging walking and cycling it helps to contribute to improving health and well-being.

**Policy B8 – Improving Local Accessibility Outside the Defined Centres**

The protection, enhancement and creation of new public rights of way, including walking and cycling routes, will be supported.

### **Background/Justification**

- 12.2 Burntwood neighbourhood area is set within the Green Belt and is in close proximity to areas of high environmental significance, both ecologically and visually including the Cannock Chase Area of Outstanding Natural Beauty (AONB) and Special Area of Conservation (SAC) to the north, and Chasewater Country Park to the east. There is scope to improve green infrastructure links in the area, potentially incorporating walkways and cycleways, linking the built and natural environment within the settlement and to the countryside beyond.

12.3 Burntwood with its distinct and separate communities and multiple centres has the potential opportunity to use this physical form to encourage more walking and cycling. This will help achieve a number of benefits: improved use of the Town Centre and neighbourhood centres and local shops and services; access to key leisure and recreation resources, such as Chasewater Park; less use of private cars leads to less congestion, speeding and air pollution; and a healthier, more active population.

# 13.0 *Recreation, Open Spaces and Community Facilities*

**OBJECTIVE 7 – To retain and improve the provision of community, leisure and recreation facilities**

## **Recreational Facilities, Green and Open Spaces**

- 13.1 The Burntwood neighbourhood plan area has a network of recreation facilities, green and open spaces. These all combine to provide opportunities for formal and informal recreation and are integral components in the quality and fabric of the area.

## **Policy B9 – Protecting and Enhancing Local Sport and Recreation Facilities**

The improvement of the local recreational facilities listed below will be supported:

- The Scholars football field and Church Road car park
- Burntwood Rugby Club and sports fields
- St Matthews cricket field
- Burntwood Leisure Centre
- Burntwood Memorial Institute Sports Field

Development resulting in the loss of any of these facilities will not be supported unless:

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

- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

### **Background/Justification**

- 13.2 Local Plan Strategy Policy Burntwood 2 seeks improvements to playing pitch provision and the quantity, quality and accessibility of open spaces. Policy B9 of the NDP identifies the key recreation and playing pitch resources in the neighbourhood plan area. These resources will be protected for the access they offer local residents and others to sport and recreation facilities.



*St John's Community Church*

- 13.3 As stated in national planning policy (para. 96) access to opportunities for sport and recreation can make an important contribution to a community's health and well-being. The four sport and recreation facilities identified in Policy B9 fulfil this role. Proposals to improve and enhance these facilities will be supported. National

planning policy also states that existing sport and recreation land and buildings, including playing fields should not be built on unless they are surplus to requirements. The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location or development is for alternative sport and recreation facilities the need for which clearly outweighs the loss of the existing facility. Policy B9 is entirely consistent with this approach and that set out in Local Plan Strategy Policy HSC2: Playing Pitch and Sport Facility Standards.

13.4 Policy B9 has been prepared to take into account the conclusions reached in the Lichfield District Council Playing Pitch Strategy (2012), including:

- F5: Work with large clubs over the long-term to find and secure appropriate club bases, if and when large sites become available;
- C2: Work in partnership with the Staffordshire Cricket Board to support clubs in improving the quality of pitches, and in accessing funding through the ECB Grant Aid and Pitch Advisory Scheme. A key area for improvement was identified at St Matthews Cricket Club;
- R1: Support proposals of any existing clubs to relocate / provide extra playing fields at club sites where they fit in with overall club development plans. In particular, there are pressures on existing facilities at Burntwood RUFC and new facilities are required. The existing site is surrounded by an SSSI and there are therefore limited opportunities to expand the existing facility;
- R3: Support partners in the improvement of existing facilities, including pitch quality at Burntwood RUFC.
- R4: Support Lichfield RUFC, Burntwood RUFC and Whittington RUFC in the creation of additional training facilities; and
- BT8: Work with the LTA to develop the tennis club infra-structure and if possible a clubmark venue in Burntwood.

## Policy B10 – Local Green Spaces

The following areas listed below and shown on Maps 7 and accompanying plans are designated as Local Green Spaces:

- Chase Terrace Park
- Redwood Park
- Chase View Park
- Burntwood Park
- Chasetown Memorial Park

Local Green Space will be protected in a manner consistent with the protection of land within the Green Belt.

### Background/Justification

- 13.5 The majority of open spaces are currently in the ownership of and managed by Lichfield District Council. The NDP offers the opportunity to offer different degrees of planning protection and planning control over the open spaces and green areas in Burntwood.
- 13.6 National planning policy gives local communities powers to protect areas of local green space which have a special significance through paragraphs 99 to 101 of NPPF:

*“99. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a*

*plan is prepared or updated, and be capable of enduring beyond the end of the plan period.*

*100. The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

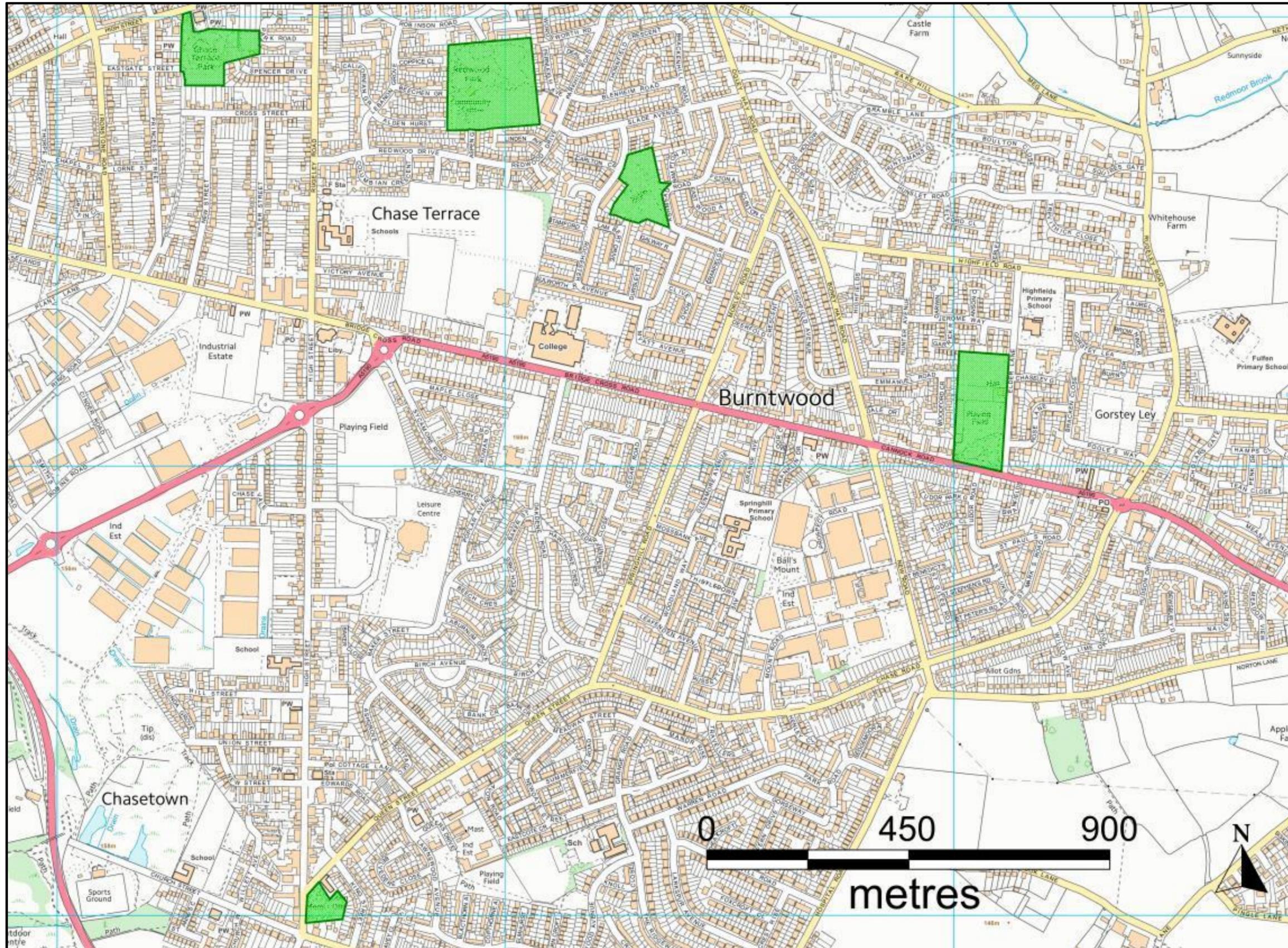
*101. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.”*



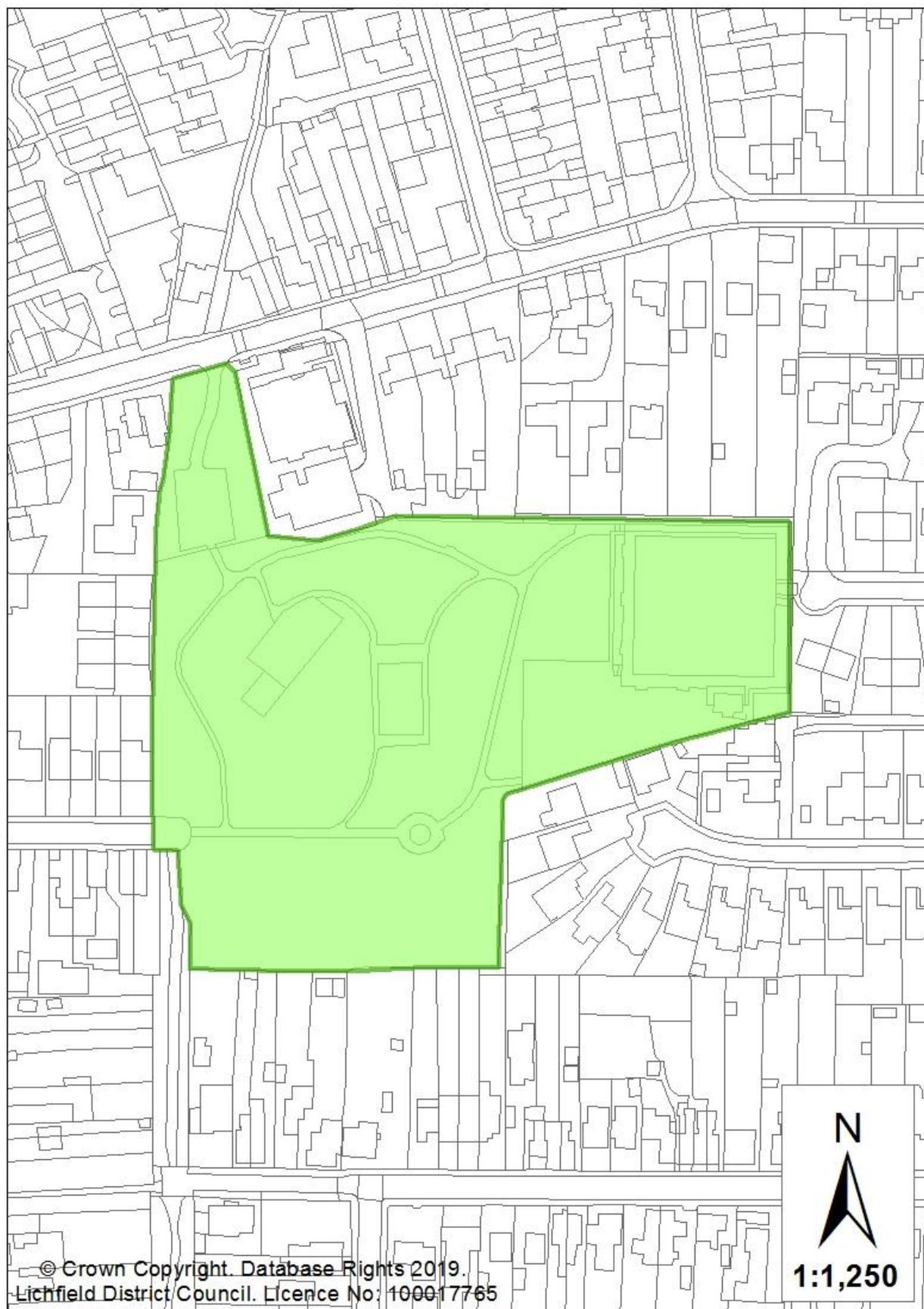
13.7 National planning policy is clear that not all open spaces should be identified as local green spaces. The Neighbourhood Planning Committee think it important this new designation is used, and that local people are involved in identifying the key local green spaces to be protected in this way. Appendix 2 analyses all the open spaces in

the neighbourhood plan area against the key criteria in NPPF para. 100 to identify those select few spaces that should be protected as designated Local Green Spaces and, therefore, identified in Policy B10. The five selected spaces are the main public parks in Burntwood all of which perform multiple functions in terms of providing amenity greenspace, children’s play, sports and other community uses and value, such as the war memorial at Chasetown. Other open spaces are protected under Policy B11 of the NDP. In analysing and assessing the area’s open spaces up to date evidence from the Lichfield District Council Open Spaces Assessment (2016) has also been used.

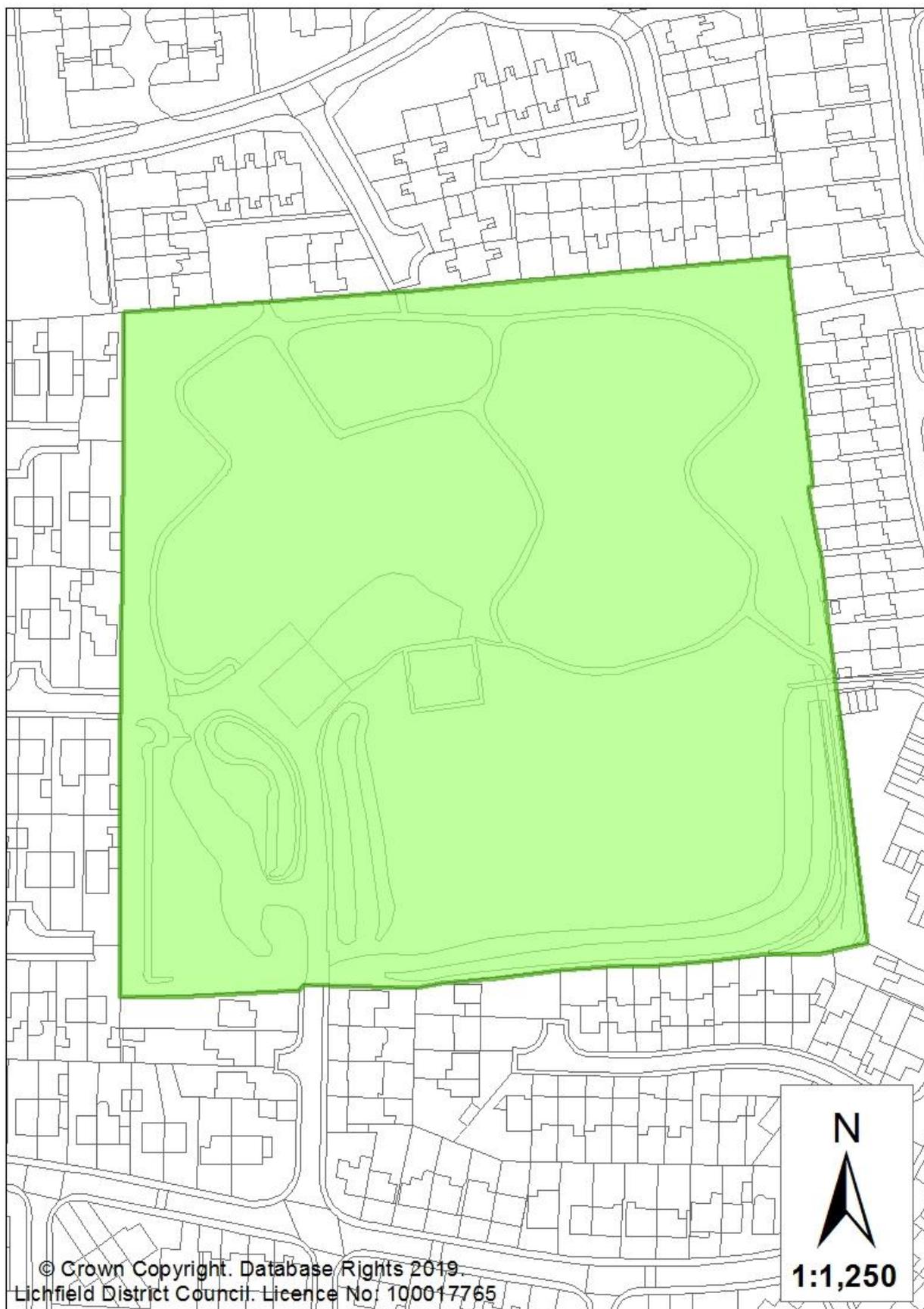
Map 7 – Protected Local Green Spaces (Crown copyright and database rights [2015] Ordnance Survey 100055940 Burntwood Town Council (Licensee))



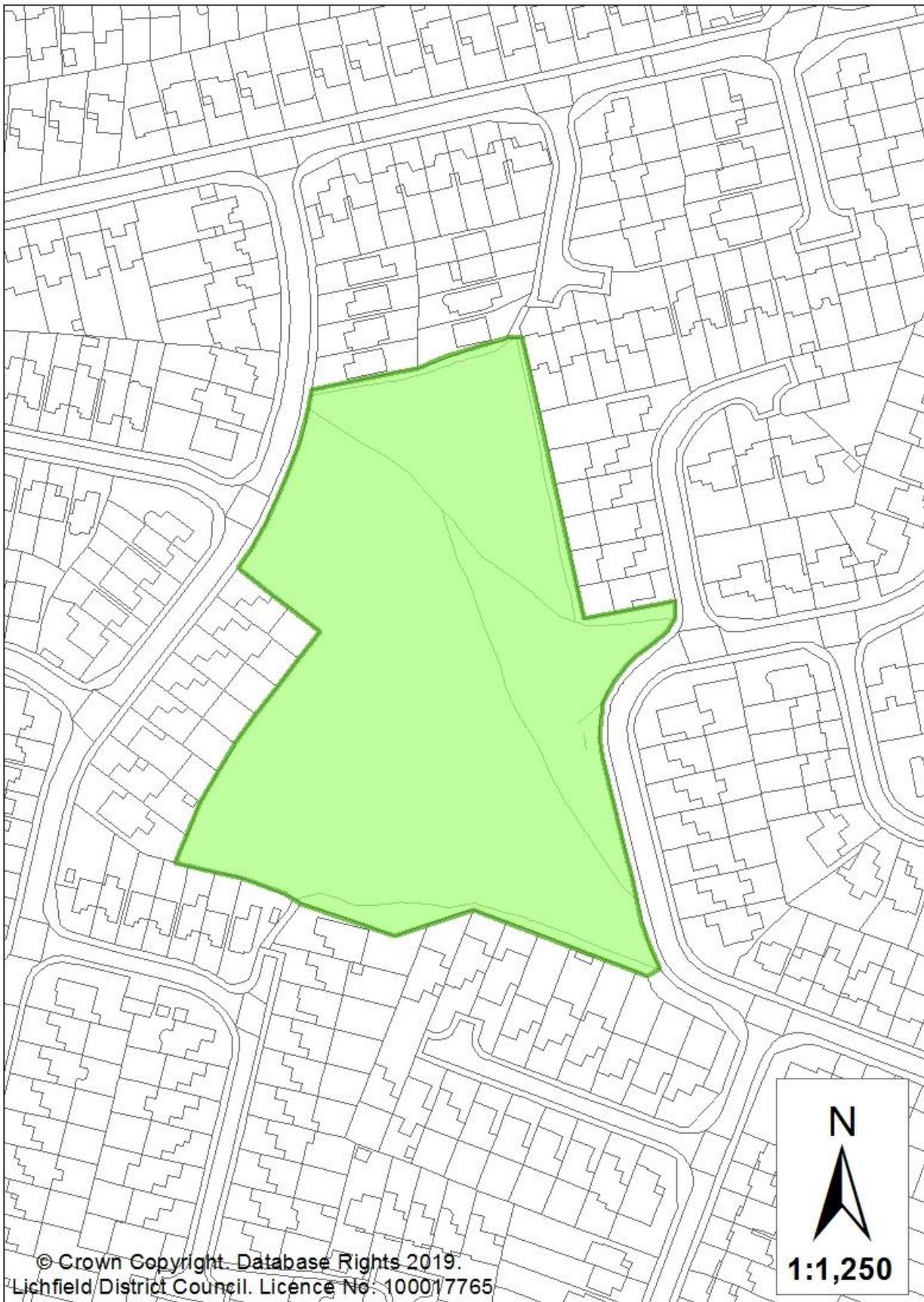
**Map 7.1 – Protected Local Green Spaces: Chase Terrace Park**



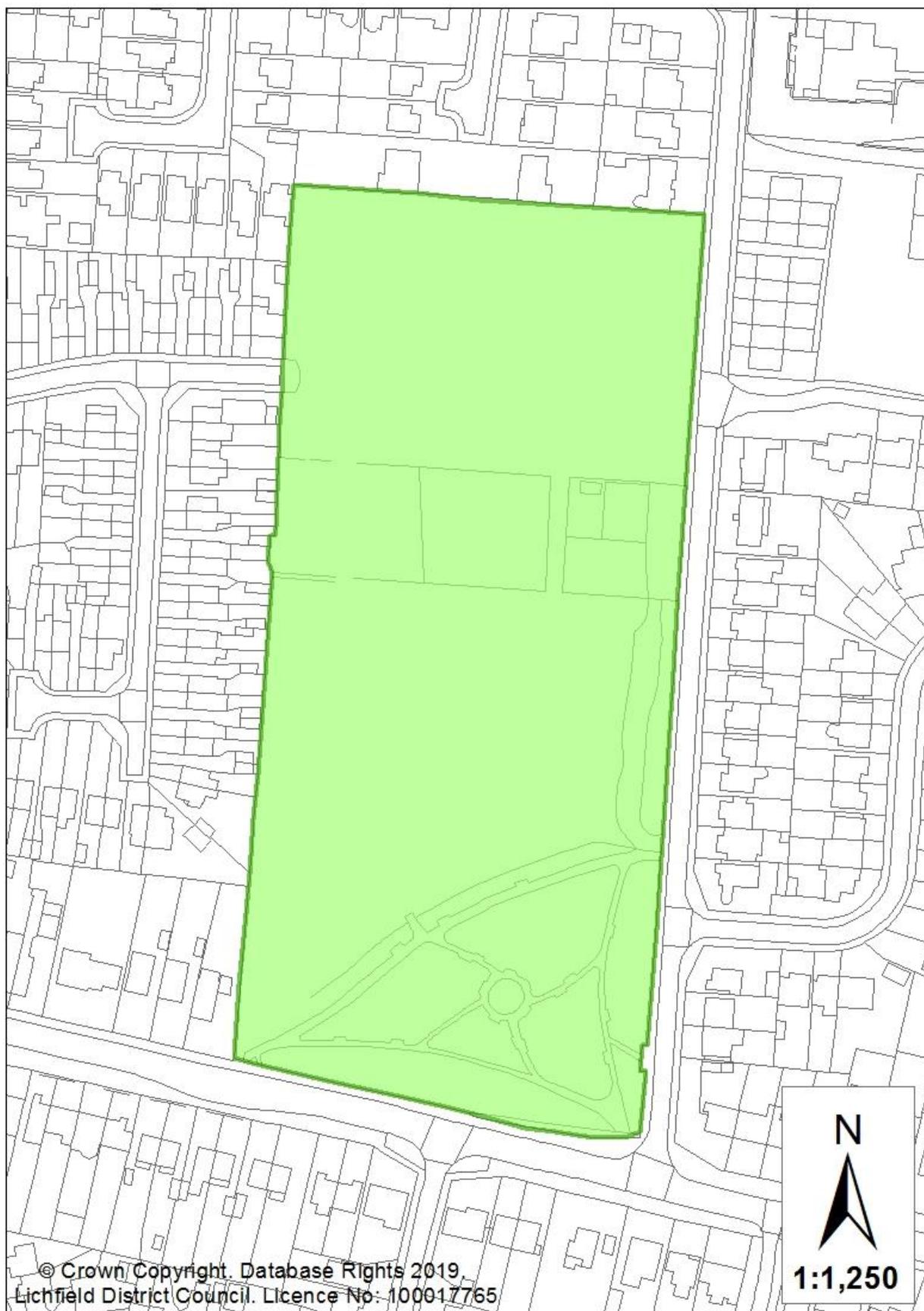
**Map 7.2 – Protected Local Green Spaces: Redwood Park**



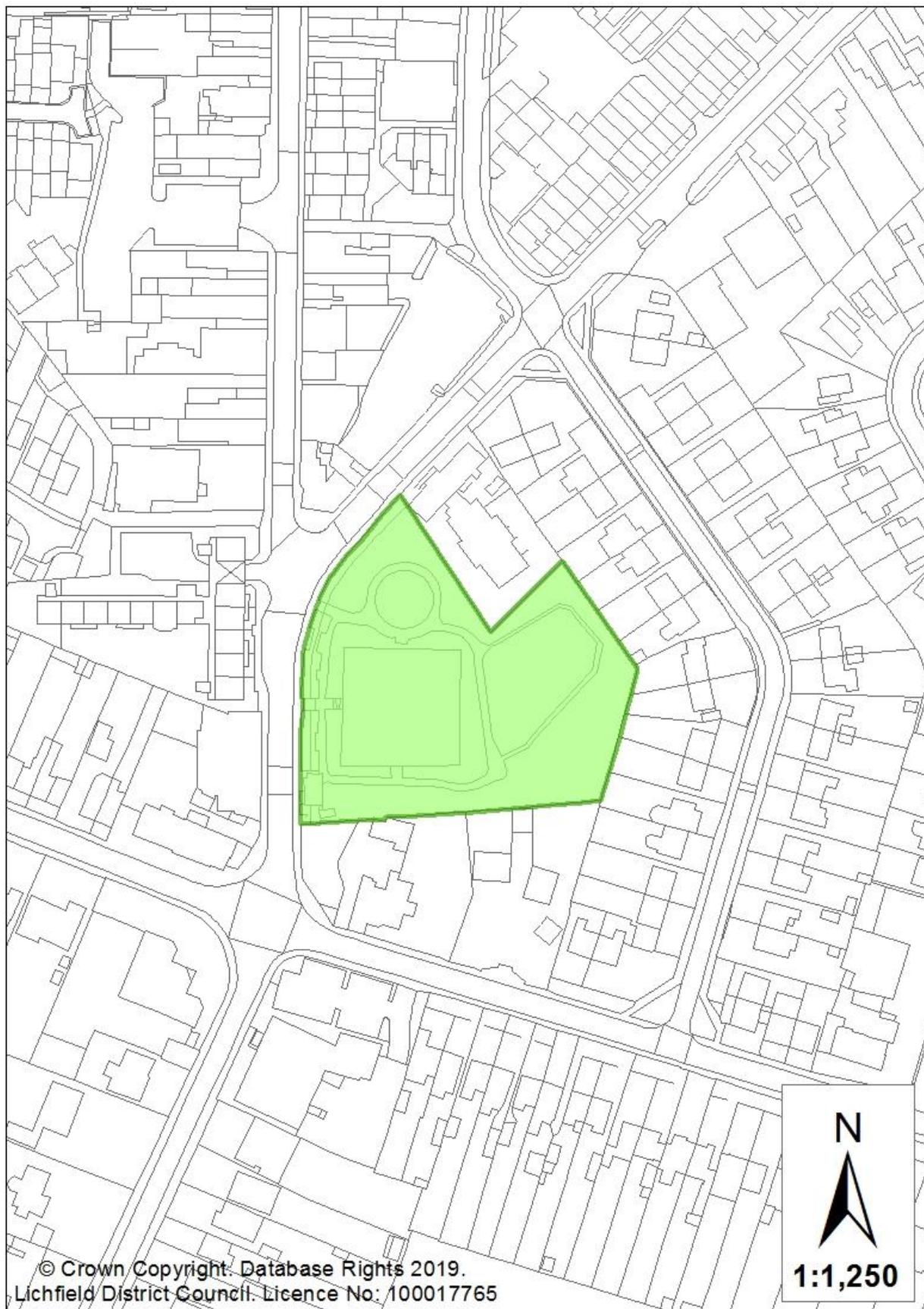
**Map 7.3 – Protected Local Green Spaces: Chase View Park**



**Map 7.4 – Protected Local Green Spaces: Burntwood Park**



**Map 7.5 – Protected Local Green Spaces: Chasetown Memorial Park**





*Small, incidental open spaces can be important in built-up areas*

## **Community Facilities**

### **Policy B11 – Retaining and Enhancing Existing Community Facilities**

The enhancement of community facilities, including those referred to below, will be supported:

- pubs;
- churches;
- church halls;
- scout and guide halls;
- public health centres,
- public car parks;
- Burntwood Library;

Burntwood Leisure Centre;  
Old Mining College Centre;  
Burntwood Memorial Institution and grounds.

Development requiring planning permission that would result in the loss of a community facility will only be supported when it will be replaced with an easily accessible equal or better facility; or it can be demonstrated, further to an active and open 12 month marketing period, that the community use of the facility is no longer viable.

### **Background/Justification**

- 13.8 Community facilities, such as schools, public houses, churches, halls and libraries are part of the essential glue that binds a community together. Policy B11 identifies the essential types of community facility in the Burntwood neighbourhood area and in line with national planning policy, seeks to guard against the unnecessary loss of the valued and facilities identified under Policy B11. Proposals to enhance these facilities will be supported.



*Burntwood Health Centre*

## **14.0** *Monitoring and Review*

- 14.1 Plans are only valuable when kept up to date. The Town Council will monitor the policies and proposals in the plan on an annual basis.
- 14.2 Where the need for change is identified the Town Council will consider revisions to the Neighbourhood Plan, following the appropriate consultation and related statutory neighbourhood planning process..
- 14.3 Should significant sections of the plan become out of date the Town Council may look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.

# *Appendices*

## **APPENDIX 1 – Burntwood Listed Buildings** (Source: Historic England)

### [CONDUIT HEAD AT SK 0923 0928](#)

Heritage Category: Listing

Grade: II\*

Location:

- CONDUIT HEAD AT SK 0923 0928, MAPLE HAYES, Burntwood, Lichfield, Staffordshire

### [MAPLE HAYES](#)

Heritage Category: Listing

Grade: II

Location:

- MAPLE HAYES, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### [BARN APPROXIMATELY 50 METRES NORTH WEST OF PIPE HALL](#)

Heritage Category: Listing

Grade: II

Location:

- BARN APPROXIMATELY 50 METRES NORTH WEST OF PIPE HALL, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### [CHRISTCHURCH](#)

Heritage Category: Listing

Grade: II

Location:

- CHRISTCHURCH, CHURCH ROAD, Burntwood, Lichfield, Staffordshire

### [EDIAL HALL](#)

Heritage Category: Listing

Grade: II

Location:

- EDIAL HALL, LICHFIELD ROAD, EDIAL, Burntwood, Lichfield, Staffordshire

### [32 AND 34, RAKE HILL](#)

Heritage Category: Listing

Grade: II

Location:

- 32 AND 34, RAKE HILL, Burntwood, Lichfield, Staffordshire

### RAKE CROFT

Heritage Category: Listing

Grade: II

Location:

- RAKE CROFT, RAKE HILL, Burntwood, Lichfield, Staffordshire

### THE BURNTHOUSE

Heritage Category: Listing

Grade: II

Location:

- THE BURNTHOUSE, RUGELEY ROAD, Burntwood, Lichfield, Staffordshire

### PIPE HALL

Heritage Category: Listing

Grade: II

Location:

- PIPE HALL, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### 57, CHURCH ROAD

Heritage Category: Listing

Grade: II

Location:

- 57, CHURCH ROAD, Burntwood, Lichfield, Staffordshire

### CHURCH OF ST ANNE

Heritage Category: Listing

Grade: II\*

Location:

- CHURCH OF ST ANNE, CHURCH STREET, CHASETOWN, Burntwood, Lichfield, Staffordshire

### FULFEN

Heritage Category: Listing

Grade: II

Location:

- FULFEN, RUGELEY ROAD, Burntwood, Lichfield, Staffordshire

### [THE OLD BEERHOUSE](#)

Heritage Category: Listing

Grade: II

Location:

- THE OLD BEERHOUSE, WOODHOUSES LANE, Burntwood, Lichfield, Staffordshire

### [DARWIN'S BATH AT SK 096100](#)

Heritage Category: Listing

Grade: II

Location:

- DARWIN'S BATH AT SK 096100, ABNALLS LANE, Burntwood, Lichfield, Staffordshire

### [Maple Brook Pumping Station](#)

Heritage Category: Listing

Grade: II

Location:

- Maplebrook Waterworks, Rugeley Road, Burntwood, WS7 9HQ, Burntwood, Lichfield, Staffordshire

## APPENDIX 2 – Identified Open Spaces

<b>Green or Open Space</b>	<b>Close Proximity to local community?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
<b>Ironstone Road open space</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Holly Grove Estate</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Larks Rise</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well-planned modern housing estate. Providing a recreational space for local residents to use and enjoy	Local in Character as these areas have remained free from any further development for many years, any further development would certainly take away the open and leafy feel of this superb modern housing estate.
<b>Fair Lady Drive</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well-planned modern housing estate. Providing a	Local in Character as these areas have remained free from any further development for many years, any further development would certainly take away the open and leafy feel of this superb

<b>Green or Open Space</b>	<b>Close Proximity to local community?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
		recreational space for local residents to use and enjoy.	modern housing estate.
<b>Bleak House Drive</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well-planned modern housing estate. Providing a recreational space for local residents to use and enjoy.	Local in Character as these areas have remained free from any further development for many years, any further development would certainly take away the open and leafy feel of this superb modern housing estate.
<b>Land opposite Redmore Close</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Griffin Close</b>	Yes	<i>3 mature trees?</i>	
<b>Chase Terrace Park and Mineral Railway Line</b>	Yes	A well-known and well used and well maintained large open space/park essential open space within the Town.	Local in character and categorised as a park.
<b>Chawner Close</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Railway Line Paget Drive</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Viscount Road</b>	Yes	Part of National Cycle Route.	

<b>Green or Open Space</b>	<b>Close Proximity to local community?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
<b>St. John's Churchyard</b>	Yes	Churchyard	Historic
<b>Duke Road</b>	Yes	Mature areas containing trees, wildlife and pathways, also do bins? Does this not indicate a well-used area of open space?	
<b>St Anne's Churchyard</b>	Yes	Churchyard	Historic
<b>Chasetown Memorial Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town, providing amenity green space and a bowling green. Has historical and cultural significance being home to war memorial.	Local in character and categorised as a park.
<b>Lawnswood Avenue</b>	Yes	Not considered to meet the NPPF definition of "demonstrably special".	Yes.
<b>Birch Avenue</b>	Yes	Not considered to meet the NPPF definition of "demonstrably special".	Yes.
<b>Oakdene Road Open Space</b>	Yes	Not considered to meet the NPPF definition of "demonstrably special".	Yes.
<b>Hawthorne Crescent</b>	Yes	Not considered to meet the NPPF definition of "demonstrably special".	Yes.

<b>Green or Open Space</b>	<b>Close Proximity to local community?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
<b>Oakdene Road/Bridge Cross Road</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Redwood Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town and within a large modern housing estate. With Children’s’ play areas.	Local in character and categorised as a park.
<b>Chase View Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town	Local in character and categorised as a park.
<b>Spinney Close</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Common View</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Hunslet Estate</b>	Yes	Reasonably large areas/pockets of open space mixed with mature woodland, full of wildlife which are used widely by the local community, enhances the appearance area, mainly consisting of executive housing making the area a desirable location to live. An excellent example of a well-planned modern housing estate. Providing a recreational space for local residents to use and enjoy.	Local in Character as these areas have remained free from any further development for many years, any further development would certainly take away the open and leafy feel of this superb modern housing estate.

<b>Green or Open Space</b>	<b>Close Proximity to local community?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
<b>Squires Gate</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Burntwood Park/Elder Lane Park</b>	Yes	A well-known and well used and well maintained large open space/park, essential open space within the Town. With Children’s play areas.	Local in character and categorised as a park.
<b>Birch Avenue/Baker Street</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Church Farm Estate/Mease Avenue</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Scholars Gate</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Hudson Drive</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>South of Church Road</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Leam Drive &amp; Stour Close</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Christ Church Cemetery</b>	Yes	Cemetery, special for this reason, wildlife and widely used / visited by the community	Historic character
<b>Norton Lane Allotments</b>	Yes	Allotments and widely used by the local community, the wider area lacks allotment	Historic

Green or Open Space	Close Proximity to local community?	Demonstrably special to the local community?	Local in Character and not an extensive tract of land?
		land, valuable to the community.	
Glasscroft	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
St. Matthews Open Space	Yes	Mix of open space, playing pitch and Sports and Social Club.	Yes.
Coulter Lane Cemetery		Cemetery, special for this reason, wildlife and widely used / visited by the local community.	Historic character
Prince's Park	Yes	<p>Prince's Park is featured in the <a href="#">Guinness Book of Records</a> for being the smallest park in the <a href="#">United Kingdom</a>.</p> <p>It was created to commemorate the marriage of <a href="#">Albert Edward, Prince of Wales</a> and Princess <a href="#">Alexandra of Denmark</a>.</p> <p>There are three trees within its grounds named <a href="#">Faith</a>, <a href="#">Hope</a> and <a href="#">Charity</a>.</p> <p>In May 2013 the park was the venue for the World's Shortest Fun Run.</p>	Historic value and categorised as a park
Littleton Way/Mavor Avenue	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
Jacks Wood Church Street	Yes	Large area of open space and mature woodland, full of wildlife including Deer.	Local in Character and a habitat for

<b>Green or Open Space</b>	<b>Close Proximity to local community?</b>	<b>Demonstrably special to the local community?</b>	<b>Local in Character and not an extensive tract of land?</b>
		Widely used by the local community, tranquil and has beauty.	wildlife, many TPO's within this area of land.
<b>Biddulph Pool, Cannock Road</b>	Yes	Full of wildlife and identified rare species with a British record of rarely recorded species. Protected area Site of Special Scientific Interest (SSSI) The area of Stables Way close to this area needs to be retained not only because of its close proximity to an SSSI area, but in order to retain a border with Cannock Chase.	Local in Character, protected site.
<b>Tennis Court, St. Matthews</b>	Yes	Not considered to meet the NPPF definition of “demonstrably special”.	Yes.
<b>Ryecroft Park</b>	Yes.	Relatively large amenity green space within a residential area, providing opportunities for informal recreation and play.	Yes.

## APPENDIX 3 – Glossary

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Community Infrastructure Levy:** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government’s clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

**Economic development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act

2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary shopping area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Special Areas of Conservation:** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Windfall sites:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

For further information on the contents of this document  
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**Burntwood**  
TOWN COUNCIL

BONEY HAY  
BURNTWOOD  
CHASE TERRACE  
CHASETOWN