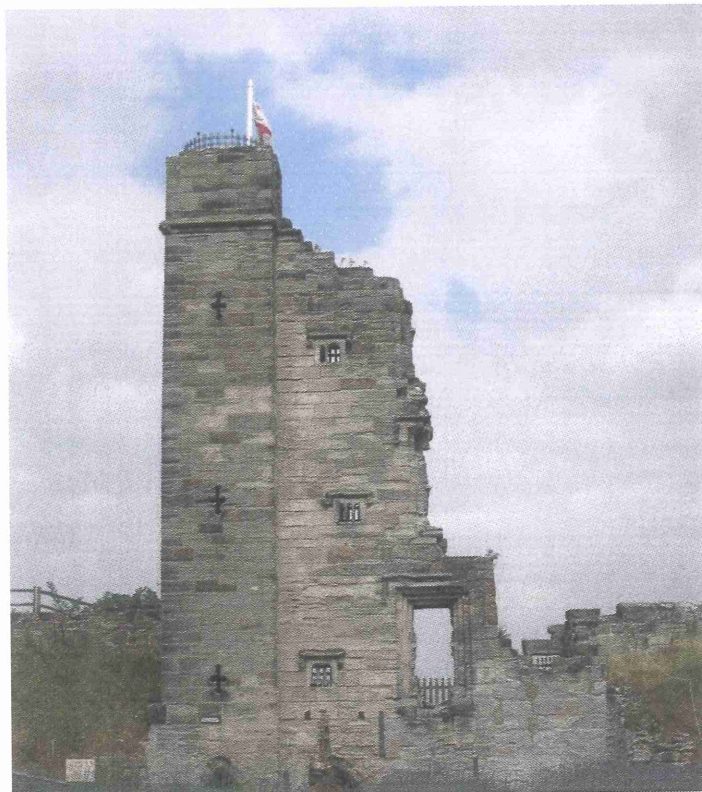


TUTBURY PARISH COUNCIL

ESBC Local Plan - Position Statement



High Tower - Tutbury Castle

OVERALL SPATIAL STRATEGY

ISSUE 4

East Staffordshire local plan inquiry

Tutbury Parish Council

Position Statement – Overall Spatial Strategy

(SP2 Strong Network of Settlements LP290 & SP1 Sustainable development LP288)

Not Sound - justified or effective

1.0 Objectives, Issues & Context

1.1 For sustainable economic growth, businesses need, suitable premises, good access roads, financial support and a buoyant economic climate. With this in mind, the Local plan (LP) endeavours to facilitate the spatial needs of business in the borough including those in villages, former military camps and in the countryside.

1.2 Tutbury is a rural parish with an historic centre, numerous farms and a former military camp. The village sits on the edge of a plateau overlooking the Dove Valley. This third dimension creates its distinctive character; it also produces particular problems. The Parish Council (PC) maintains that the range of policies devised to guide development in these areas, are not sufficient to protect the parish from speculative development leading to the loss of amenity, versatile agricultural land and the harmful effects on the well-being of residents.

1.3 The repercussions on services of a 224 house development now underway off Burton Road have been illustrated in another PC representation (LP275), but concerns still remain on the adequacy of other policies to deal with the intensification of uses at Fauld and the countryside. Whereas SP1 sets out strong principles for sustainable development, they are qualified in SP2, SP8, SP14, SP28, SP34 diluting the impact of SP1.

2.0 Reasons for concern

2.1 Fauld Camp is a remnant of a World War II military presence. Formerly used for storage of ordinance by the RAF, the bomb store blew up in 1944, one of the largest non-nuclear explosions ever. It continued to be used by the British military till 1966 then by Americans until early 1970's.

2.2 The site was eventually sold and has been developed and expanded since with a mixture of industrial and residential uses in piecemeal fashion with no clear structure to it. It has only recently been provided with mains drainage and a new access road which curiously leaves a large tract of land between it and the existing development (see inset map 14).

2.3 Roads are un-adopted within the camp and have no street lighting; The C91 which passes Fauld Camp, connects it with Tutbury and the A515 Lichfield to Sudbury Road but it has no bus service and no pavement to Tutbury. A development brief for the camp was promised by ESBC but never materialised; opportunities to use section 106 agreements to improve infrastructure have been missed and the PC has never been consulted about the possibility of how to improve matters.

2.4 The problems are using the LP definition, that development which includes housing is not sustainable as it is too isolated. HGV's passing through hilly centre of Tutbury create noise and pollution and are a danger to both road users and pedestrians alike.

2.5 Other premises in the countryside have been developed, some are centred on existing farms; one recent development featuring a vast solar farm was recently permitted despite government ministerial statements and advice that agricultural land should be saved for food production. The farm changes create HGV movements on narrow country roads. Approval of the solar farm will cause the loss of the versatile use of agricultural land for 25 years.

3.0 The Relevant Policies

- SP1 Sustainable development - In assessing whether a development proposal or allocation is as sustainable as possible, the Council will apply the following principles depending on the type of application or development proposed:....
- ...Located on, or with good links to, the strategic highway network, and should not result in goods vehicles harming residential amenity, causing highway safety issues or harming the character of open countryside.....

3.1 The Intensification of use of the of the camp (without a development brief) and other rural centres leads to unplanned mixes of development increased traffic flows increasing pollution, adversely affecting villages on the C91 and harming residential amenity and community wellbeing.

- ...It is convenient and safe to walk, cycle and travel by public transport between... the site and existing homes, workplaces, shops, education, health, recreation, leisure, and community facilities.

3.2 At Fauld, as things stand at the moment, none of these criteria will be able to be fulfilled, accidents have occurred in the past on the long straight stretch of road leading to the camp entrance with tragic consequences.

- ...Integrated with the character of the landscape and townscape... and conserves and enhances buildings of heritage importance, and their setting and historic landscape character.

3.3 Fauld camp is less than a mile away across flat open countryside from Tutbury village (see attached image) with Tutbury Castle situated on a high promontory. Large wrinkly tinned sheds will hardly integrate with this nearby landscape and

townscape. Design SPD's and another six publications offer guidance but are not adequate for the purpose. The concept of sustainable development is not new. One can only assume that policies other than SP1 have been and will be, given more weight; without a change in emphasis, policy problems will remain and get worse.

4.0 The Policy Maze

- *SP2 A strong network of settlements – New development should be concentrated within the settlement boundary of the Main Towns, Strategic Villages, Local Service Villages and Rural Industrial Estates.*

4.1 The Parish Council has requested that 'development at former camps and other rural enterprises must be shown to be sustainablewith no increase in commercial vehicle traffic..... safely accessible on foot, cycle and public transport by the provision of footpaths, cycle lanes and bus services alldesigned to fit in with the character and heritage of the parish. ESBC have dismissed this request suggesting that SP2 be read in conjunction with *SP14 Rural Economy* which in turn refers to *SP8 Development outside settlement boundaries* but with no specific mention of *SP1 Sustainable development*.

4.2 The result of this complicated cross referencing between policies leads to confusion and potential misinterpretation of intent with little emphasis on sustainability or supporting infrastructure; in particular, the separate requirements for development within settlement boundaries SP2 and outside settlement boundaries are blurred. The catch all policy of para (ii) in SP14 that development must be 'in accordance with other development policies' does not give sufficient clarity and force to what is required.

5.0 Conclusion

5.1 Previous experience suggests that difficulties with development in rural areas will persist without good, strong, clear policies otherwise problems emanating from such development will not be solved. A consolidation of relevant requirements related to development of camps such as Fauld, is needed in order to achieve a clear framework for the control of development.

Tutbury Parish Council October 2014



Fauld
Camp

Google earth

Imagery Date: 6/4/2013 52°51'14.39" N 1°41'45.80" W elev 77m eye alt 3.23 km
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