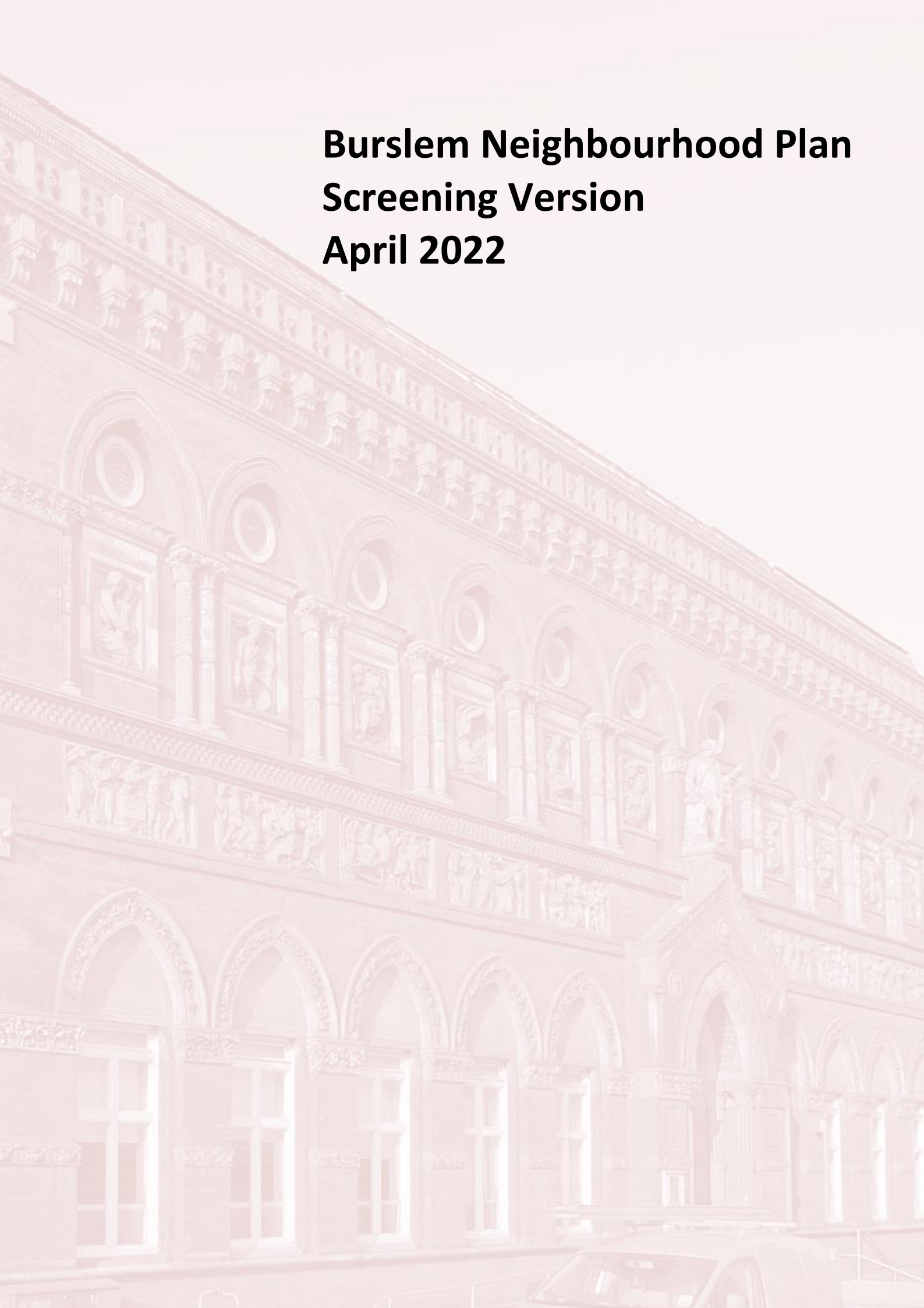


Burslem Neighbourhood Plan Screening Version April 2022



Burslem Neighbourhood Plan

**A Planning Framework for the Mother Town
Screening Version V2.2**

April 2022

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Foreword

This Neighbourhood Plan is all about the Burslem we want to see. Burslem has huge potential, but is also facing significant challenges. Around 900 new properties are expected in and around the town which will bring around 2000 new people. This plan seeks to ensure that such population growth should help with town centre recovery and create a more sustainable and resilient town and community, building on the historical and cultural aspects of the town's history. The plan will confirm Burslem as a town that residents see as 'theirs' and as the "Mother Town" within the city.

The population growth brings with it both opportunities and challenges. On one hand, the strong population growth gives us the chance to re-establish the town as a great place to live; to increase the vitality and viability of the centre and provide opportunities for economic growth and enhanced community capacity. On the other hand, the growth will increase pressures on greenspace, transport, highways, education, medical and other services. The Plan seeks to ensure that growth is inclusive and sustainable, so as to reduce inequalities and shape its future economic prosperity and wellbeing for all.

This Plan contains policies to create a revitalised Burslem, that meet the needs of all its residents, businesses, and visitors. The Plan sets the framework for dealing with the problems of our declined high street, our shortage of businesses, our concentration of low-income families. The Plan builds on strengths and in particular looks to heritage as a driver for positive economic change.

Our economic and cultural history will drive our revival. The Burslem that we want this plan will herald will be more than a dormitory town. It will be a great place to live, for recreation and leisure and a focus for business and investment.

Burslem Neighbourhood Forum

1. Introduction

The Burslem Neighbourhood Plan is driven by local opinion, with evidence-based policies, promoting inclusive and sustainable economic growth, whilst also responding to the climate emergency.

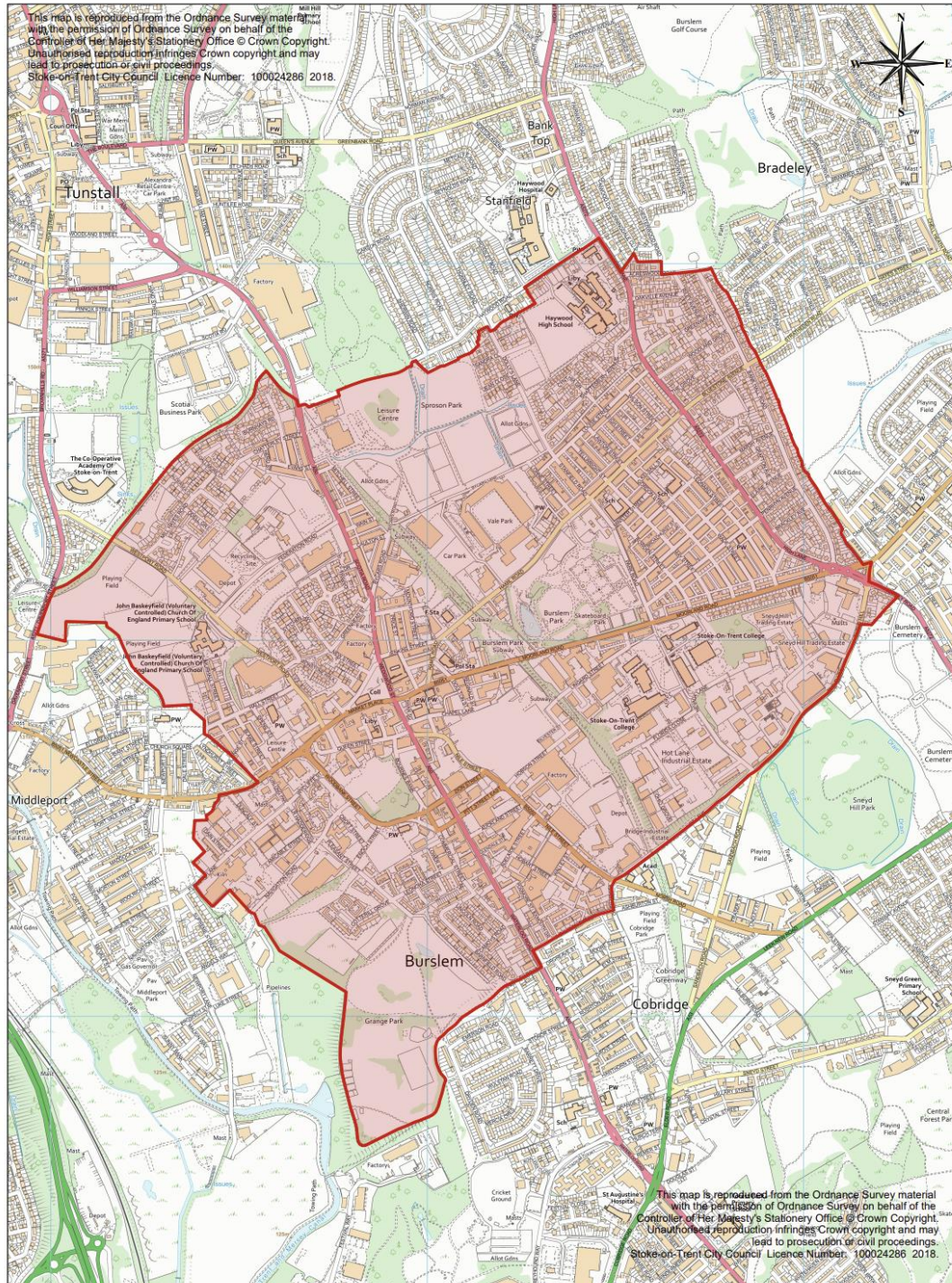
Once made, the Burslem Neighbourhood Plan forms part of the statutory development plan, together with the adopted Local Plan. Section 38 of the Planning and Compulsory Purchase Act requires planning applications to be determined in accordance with the policies of the statutory development plan, unless material considerations indicate otherwise.

The duration of the Burslem Neighbourhood Plan is to the end of 2037.

The Burslem Neighbourhood Plan does not deal with excluded matters such as waste, mineral extraction or nationally significant infrastructure.

Map of Burslem Neighbourhood Area.

Burslem Boundary DRAFT - Neighbourhood Planning



City of
Stoke-on-Trent

Stoke on Trent City Council
Civic Centre
Glebe Street
Stoke on Trent ST4 1HH
UK

Scale	1:10000 @ A3
Date	23 Nov 2018
Drawn By	M Horwell
Drawing Ref	BBNP
Revision	1

2. Local Context

2.1 The Neighbourhood Area

Burslem is a complex urban area and its Town Centre is one of the six towns in Stoke-on-Trent, around 2 miles north of the City Centre. Land uses include the historic Town Centre, housing, education, industry, green space, and recreation and sports facilities, including the Port Vale Stadium.

Like many town, Burslem has been impacted by COVID, with the loss of some businesses, and changes in live/work patterns.

The Neighbourhood Area covers two electoral wards and has an estimated population of around 4,000.

The town has good linkages by road and public transport.

2.2 Planning Context

The adopted Stoke-on-Trent Core Strategy says good things about the importance of Burslem as the heart of the ceramics industry with a key role as an historic/cultural destination.

In addition, the Burslem Town Conservation Area Appraisal of November 2011 contains a detailed analysis of the historic and architectural value of the town identifying not only statutorily listed buildings but other buildings of local importance.

The Burslem Town Centre Masterplan contains some key messages about ambitions for the town centre:

- Develop the town as a housing destination of choice.
- Manage it to high standards of Conservation.
- Reconnect the town with the surrounding communities and facilities.
- Increase accessibility by a range of modes of transport.
- Improve the public realm.
- Bring vacant land and buildings into new uses.
- Support design and innovation of the ceramics industry.
- Enhance the town's image to developers.

These have informed the aims and policies of the Neighbourhood Plan.

2.3 Community and Stakeholder Engagement

The Burslen Neighbourhood Forum was formed and then designated, following public concerns regarding the Town. The Forum has met on a bimonthly basis. Minutes of all meetings are available on the website of the Burslem Regeneration Trust. The Forum consists of a mixture of people, including from the private and voluntary sectors and other local individuals.

Engagement has been undertaken throughout the process. Various stakeholders have been approached and local and social media has been used.

A workshop zoom meeting was organised in August 2020 to identify priorities for the plan.

Priorities from community engagement include:

- Improving health and wellbeing in Burslem.
- Breathing life into Burslem's economy.
- Supporting our planet through reducing omissions and preparing for net zero emissions in line with the expectations of the City Council's environment emergency plan.
- Improving the quality of community life for all our residents, including growing families, older people and those in greatest need.
- Making Burslem a venue to visit as well as a residential centre.

Further engagement was undertaken in March 2022, to test the key themes of the emerging Neighbourhood Plan. Several members of the public and representatives of local organisations attended (more than 100 people) and were given information on the Plan and asked for comments. The themes of the plan attracted many favourable comments, particularly the Heritage aspects, the Green Open Space, the sustainable design, the importance to Stoke-on-Trent and the overall positive approach to regeneration. More than 90% of respondents thought the plan was a good idea, a few were unsure, and no one thought it a bad idea.

3. Aims and Policies

3.1 Planning Aims

Based on evidence and the outcomes of engagement, the following aims have been identified:

- a. **To support town centre recovery and create a vibrant and distinctive town, with a diverse mix of independent retail, recreational and cultural facilities.**
- b. **To attract investment and create local economic prosperity and opportunities for all.**
- c. **To promote culture and tourism.**
- d. **To encourage more sustainable life-work patterns, supported by a range of local community and leisure facilities.**
- e. **To support active and healthy lifestyles, including cycling, walking and outdoor recreation.**
- f. **To promote heritage-led regeneration, to realise the economic and cultural potential of the area's heritage for current and future generations.**
- g. **To create inclusive, sustainable, green and distinctive neighbourhoods.**
- h. **To reduce carbon use and promote biodiversity.**
- i. **To ensure sustainable transport systems and connections and improve opportunities for cycling and walking.**

3.2 Format of Policies

These aims are translated into policies in the following chapters. Each Chapter has the following format:

Purpose (the planning purpose of the policy)

Rational and Evidence (the planning justification for the policy)

The Policy

Interpretation (guidance on how the policy should be applied).

4. Burslem Town Centre

Purpose

To develop Burslem Town Centre as a specialist heritage and ceramics town for locals, workers, investors, visitors and promote heritage-led regeneration.

Rationale/Evidence

Chapter 7 of the National Planning Policy Framework 2021 deals with ensuring the vitality of town centres. It refers to the role that town centres play at the heart of local communities. Planning policies should define town centres and primary shopping areas and 'promote their long-term vitality and viability, allowing them to 'grow and diversify'. The role of residential development in supporting vitality is also highlighted.

Chapter 16 deals with conserving and enhancing the historic environment and states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. The wider social, economic and cultural benefits of heritage are mentioned, contribution of new development, and character of place.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, identifies Burslem as a 'significant urban centre'. Policy SP1 targets housing development on significant urban centres. Policy CSP2 deals with Historic Environment.

The emerging **Stoke-on-Trent Local Plan** states the Burslem has important heritage assets and needs conservation of its heritage value.

Hanley is identified as the main shopping area in Stoke-on-Trent. The plan mentions the importance of the smaller distinctive towns such as Burslem each with its own identity and a specific role to play in supporting its local community. Burslem is recognised for its lost industrial past, but its heritage and the wonderful buildings can assist the rejuvenation of the town.

The **Burslem Conservation Area Appraisal 2011** by Stoke-on-Trent City Council considers the special architectural or historic interest and character of the area.

In recent years, Burslem has lost numerous shops including Boots and Woolworths. Small independent shops, such as Barewall and cafes have been established and have survived COVID. The restaurant and pub life are dependent on the historic draw of the town and match days of Port Vale FC.

The Burslem Regeneration Trust (BRT) was established to promote the regeneration of the Town and has a positive approach to growth through the reuse of heritage buildings but retaining, ensuring and interpreting its heritage and industrial past.

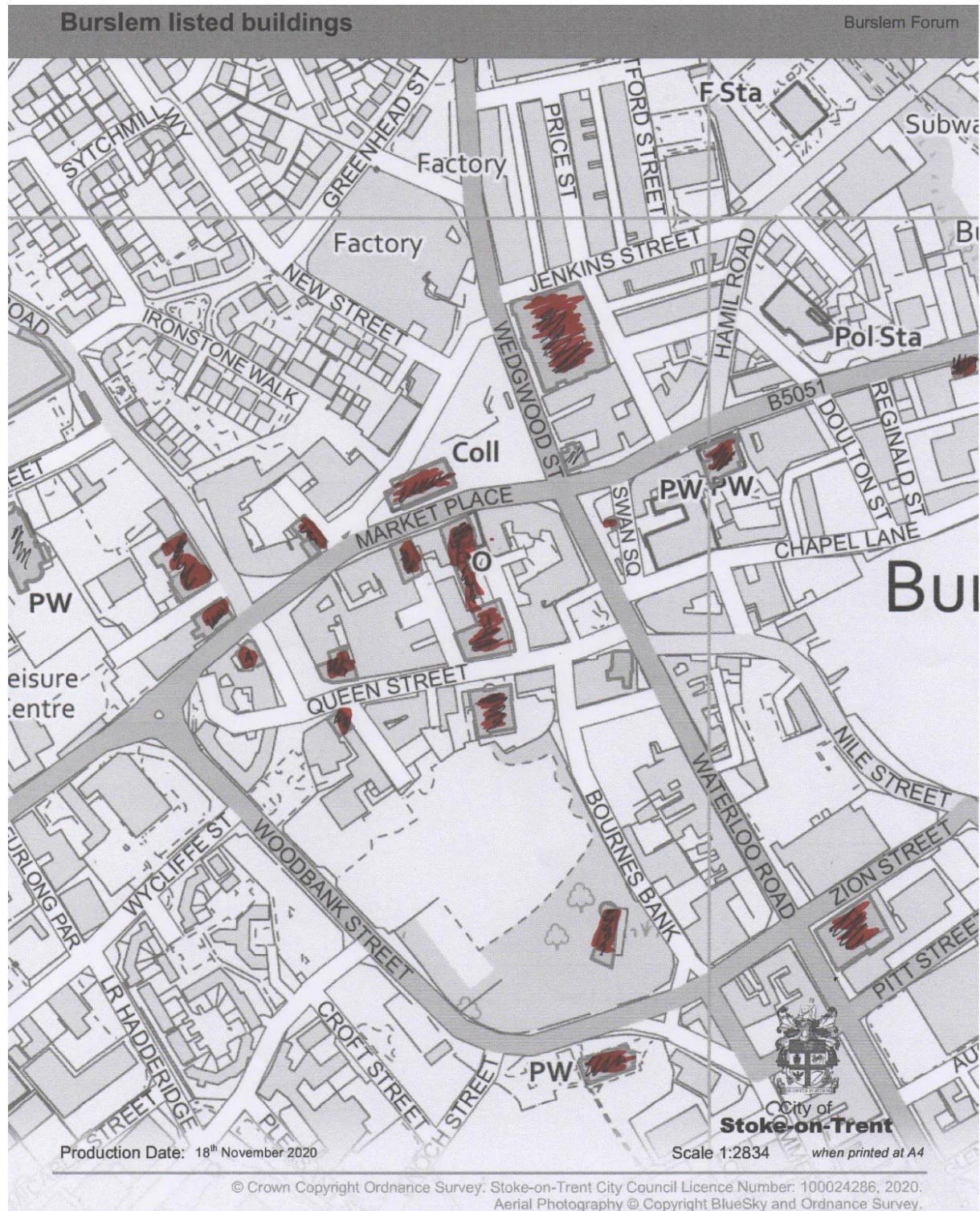
The High Street Task Force has a range of evidence and guidance on its web site and this includes identification of 25 priorities in town centre recovery. Of most relevance to planning policy are:

- Area development strategies;
- Improving image;
- Visual appearance;
- Attractions, entertainment, non-retail offer, leisure offer;
- Walkability, connectivity;
- Recreational areas, public space, open space;
- Mixed use;
- Planning blight, regeneration;
- The role of the centre.

These priorities have informed this and later policies. The role of Burslem Town Centre is changing, but includes a local town (day and night economies) and tourism. Other policies deal with matters like design, recreation and open space.

The following policy seeks to support the diversification of the Town Centre, recognising that the vitality and viability of towns depends not just on the retail offer, but also on food and drink, cultural and leisure activities, entertainment, community facilities and other activities. The policy also places an emphasis on heritage-led regeneration and recovery.

Map of Burslem Town Centre boundary, including Conservation Area and possibly Listed Buildings



Policy B1: Burslem Town Centre

- 1. Development will be supported where it would maintain or enhance the vitality of the Town Centre, as a resource for the local community and visitors, including:**
 - a. Retail, food and drink and other activities in Use Class E;**
 - b. Culture and arts activities;**
 - c. Hotels and visitor accommodation;**
 - d. Visitor attractions and facilities;**
 - e. Entertainment and performance;**
 - f. Health, education and other community facilities;**
 - g. Integrated work and living space for start-ups and creatives.**
- 2. The sensitive and creative adaptation and reuse of Burslem's historic buildings will be supported, providing the works preserve or enhance listed buildings and their setting and preserve or enhance the character or appearance of the Burslem Conservation Area.**
- 3. Ground floor frontage units within the Burslem Conservation Area should remain in uses open to the public and shopfronts must be retained.**
- 4. Residential accommodation and other activities not-open to the public will be supported for upper floors and rear parts of buildings.**
- 5. New-build development in and around the Burslem Town Centre Conservation Area must be of high quality and complement the character of the specific site and context, meeting the requirements of Policies B4. And B5**

Interpretation:

The policy enables diversification and heritage-led economic development and regeneration of the Town Centre. Suitable uses for the Town Centre, to maintain or enhance vitality, could include retail, food and drink and other uses in use Class E, entertainment, facilities for culture and the arts, community facilities and other uses mentioned in clause 6 of the Policy. Care is required to ensure that uses like betting shops do not reduce the wider vitality of the Town.

Where necessary, conditions could be used to ensure the retention of shopfronts for ground floor frontage units.

The policy should help in the application of the special statutory duties relating to conservation areas and listed buildings under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Employment and Economic Regeneration

Purpose

To support and diversify local employment opportunities.

Rationale/Evidence

Chapter 6 of the **National Planning Policy Framework 2021** deals with building a strong, competitive economy and the need to create conditions for businesses to invest, expand and adapt. This includes consideration of economic and investment strategy, infrastructure, and flexibility to changing practices.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, identifies Burslem as a 'significant urban centre' which can take proportionate development.

Stoke-on-Trent City Council ward information is as follows:

Index of deprivation	0-100% most deprived	Gross household income
Burslem Central	65.2%	£25,876
Burslem Park	26.1%	£28,368

The decline of the traditional industries has left significant, highly visible voids within the Potteries landscape, acting as detractors both to the image of the modern City and an appreciation of the area's recent history. The consequent social and environmental issues have impacted on investment and contributed towards migration from former residential areas within the Potteries. Burslem is a low income and low paid area previously dependent on pottery manufacturing and mining.

There are new innovative business, like Supermarine Aero Engineering which undertakes the repair of Spitfires, Synectics Solutions, Titanic Brewery and Autonet Insurance Group, which have increased employment opportunities since moving to Burslem. Specialised Pottery businesses have successfully increased their product range alongside the remaining Ceramic Companies.

An unemployment rate ranging between 2.6% in East Staffordshire and 5.3% in Stoke-on-Trent. This compares to a UK unemployment rate of 3.8% in 2019.

Burslem needs to diversify and support a range of local economic activity. The following policy seeks to enable employment development, subject to consideration of impacts.

Policy B2: Employment

- 1. New employment and enterprise space (Use Class E) will be supported in the following locations:**
 - a. Within Burslem Town Centre;**
 - b. Brownfield sites;**
 - c. Redevelopment of existing employment sites, unless it involves the demolition of a heritage asset;**
 - d. Refurbishment of vacant buildings, including heritage assets.**
- 2. Such support for employment and enterprise space is subject to there being no significant adverse impact on:**
 - a. The amenities of residential properties;**
 - b. Traffic safety, congestion and disturbance from additional vehicle movements;**
 - c. Historic buildings and areas.**
- 3. Where employment, recreational or educational sites become available for redevelopment, the following uses will be supported (subject to consideration of the impacts in 2 above).**
 - a. new employment, recreational or educational uses;**
 - b. mixed use schemes with both employment and residential accommodation.**
- 4. Redevelopment proposals must take opportunities to improve street frontages and site boundaries, including through high-quality building elevations, walls and planting, meeting the requirements of Policies B4 and B5.**
- 5. New parking and servicing areas must include vehicle electrical charging points.**
- 6. Development creating new employment floorspace must include high-speed broadband infrastructure.**

Interpretation:

The policy supports employment-related development and redevelopment, subject to consideration of impacts. For existing employment sites, the policy seeks to ensure that redevelopment includes some element of employment uses.

Design and other requirements for employment development are contained in other policies of this plan.

7. Housing

Purpose

To support sustainable housing, to meet local needs.

Rationale/Evidence

Chapter 5 of the **National Planning Policy Framework 2021** deals with supply of homes, mix and affordability.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, identifies Burslem as a 'significant urban centre'. Policy SP1 targets housing development on significant urban centres.

The **Stoke-on-Trent Strategic Housing Market Assessment ****** has identified the need of 1390 dwellings/year from 2013-39. It also expresses a strong need for affordable housing.

The conurbation of Stoke-on-Trent experienced rapid growth and development in the 19th and 20th Centuries, leading to a large stock of Victorian, industrial and post-industrial housing. Housing and industry developed side by side with each other throughout this era of growth. As traditional industries have declined, so too have some of these areas of traditional housing and the communities that have lived within them, promoting a trend of out migration. Low property prices and high vacancy rates create a weak local housing market and viability challenges, acting as a deterrent to investment.

Due to this, public funding is often required to enable development to go ahead, as in the case of development on Bournes Bank, off Wood Street and the Doulton site in Nile Street.

The following new residential sites have been allocated for housing by the Local Plan:

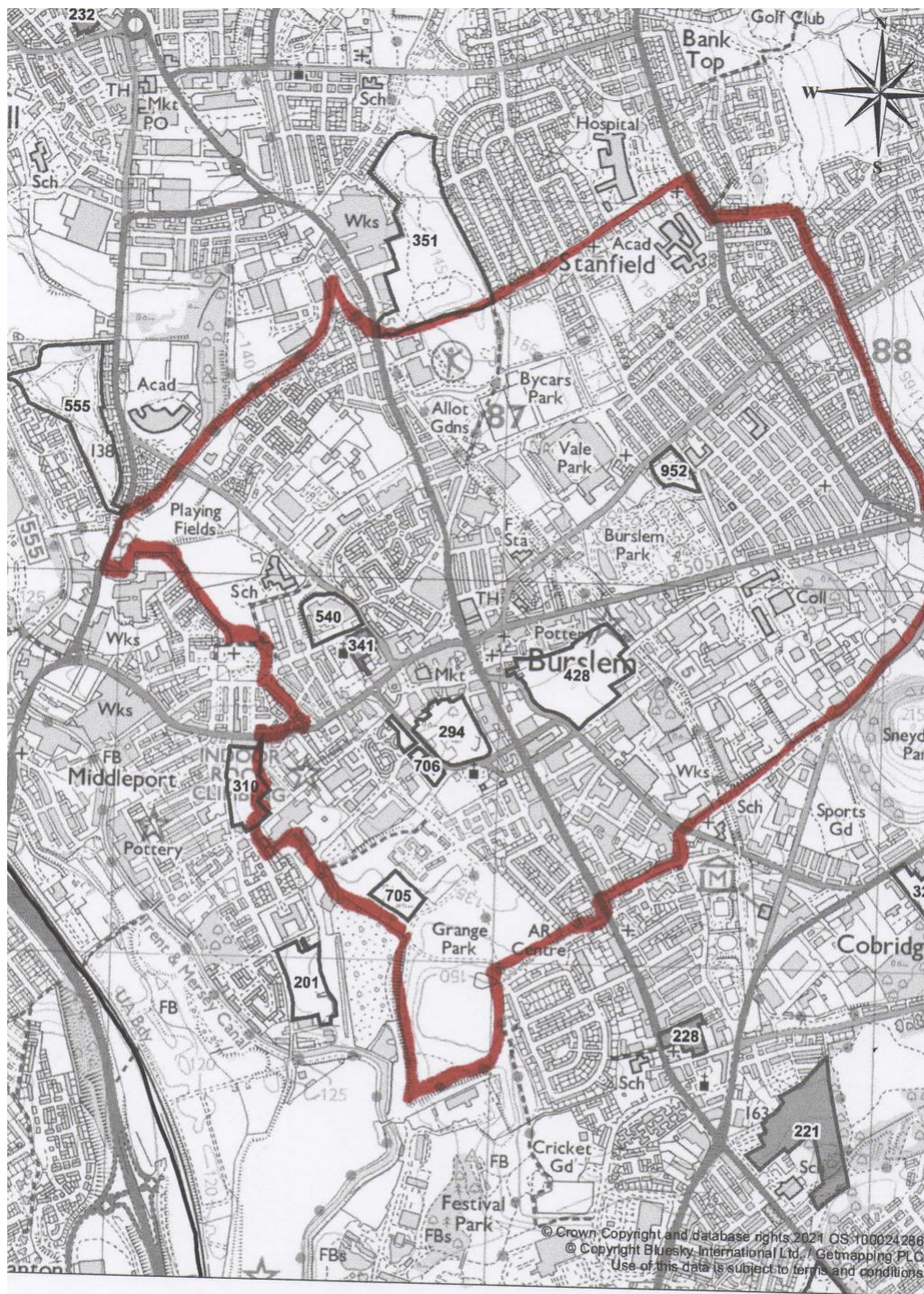
- Storage buildings at Burslem Park 20 units
- Doulton Nile street site 210 units
- Bournes Bank 91 units
- Woodbank Street 27 units
- Wades Pottery site 100 units

The Neighbourhood Plan does not make additional site allocations, but does support the development of brownfield land and encourages vacant buildings being reused or redeveloped. It recognises the importance of housing mix being informed by a assessment of local housing need.

A new report backed by CPRE NAME DATE has shown just what an impact housing design can have and how much poor housing is still being built. There has been fresh interest in the design of new housing in recent years. Historically, the design of new houses and their surrounding environment has been average to poor.

The following policy includes housing standards. Urban design is dealt with in the later design policy.

Burslem sites map.



 City of Stoke-on-Trent	Stoke on Trent City Council Civic Centre Glebe Street Stoke on Trent ST4 1HH UK	Scale 1:15000	
		Date 29 Jan 2021	
		Drawn By {Drawn By}	
		Drawing Ref Burslem Sites	
		Revision	

Policy B3: Housing

- 1. In addition to allocated housing sites, residential development will be supported in the following locations:**
 - a. Brownfield sites;**
 - b. Infilling of gaps in existing built frontages;**
 - c. Redevelopment of existing buildings, providing they are not heritage assets;**
 - d. Refurbishment of buildings, including heritage assets.**
- 2. The mix of accommodation in residential schemes should meet the diverse needs of local communities, including smaller dwellings (1-2 bedrooms) and accommodation suitable for older people.**
- 3. New dwellings should be flexible to changing needs, including home working, and room sizes must meet or exceed national space standards.**
- 4. Affordable housing should be an integral part of development, to meet local need, and should be tenure blind.**
- 5. Support will be given to the provision of First Homes, as part of affordable housing provision.**
- 6. Particular support will be given to housing that achieves the following :**
 - exceptional design quality and better than building regulations environmental performance, to reduce running costs.**
 - the refurbishment of historic buildings as part of the scheme.**
- 7. Flats and apartments must include positive features for the amenity of residents, including green amenity space (private or shared) and/or external balconies where planting containers can be located.**
- 8. All new dwellings must have access to convenient, secure, and covered storage for cycles.**
- 9. Screened storage must be provided for bins and recycling for all new dwellings.**
- 10. New residential development must include high-speed broadband infrastructure within the site and every dwelling plot.**

Interpretation:

Design and other requirements for residential development are contained in other policies of this plan.

Developers should explain how the scheme meets local need, based on the latest evidence available.

National space standards for rooms sizes refers to the Government's **Technical housing standards – nationally described space standard March 2015**, which sets out minimum room sizes, or to any document replacing that standard.

Tenure blind means that housing should be of similar design and specification as market housing.

First Homes are defined in Planning Practice Guidance.

Flats and apartments with no amenity space or space for planting would not meet the requirement of clause 6.

A way of demonstrating exceptional design quality could be through independent design review.

8. Sustainable Design

Purpose

To ensure that development is well designed and sustainable.

Rationale/Evidence

Chapter 12 of the National Planning Policy Framework 2021 deals with achieving well-designed places. Design considerations include function, adding to the quality of the area, visual attractiveness, effective landscaping, being sympathetic to local character and history, not discouraging innovation and change, maintain strong and distinctive sense of place, optimise site potential, and making safe, inclusive and accessible places. The policy also encourages early and proactive engagement with the local authority and local communities.

The National Design Guide (2021) establishes that well-designed places have ten characteristics. These are context, nature, identity, use, resources, movement, built form, public space, homes and buildings and lifespan.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, includes the following:

- Policy CSP1 – Design Quality
- Policy CSP2 – Historic Environment
- Policy CSP3 – Sustainability and Climate Change.

The following policy has been informed by Building for Life 12 and **Building for a Healthy Life**. Key principles for these documents have been translated into achievable policy requirements. Urban design is about buildings, spaces, streets, movement, and quality of a place in general. Good urban design helps to ensure that development is safe, sustainable, convenient, attractive, and well-functioning.

Development should also have a locally character and sense of place. This is not about stylistic imitation, and contemporary architecture is supported, but about designing for the specific site and context, based on thorough analysis. It is also about having regard to local traditions including building materials and townscapes.

Policy B4: Sustainable Design

- 1. Development must be well-designed, meeting the following requirements of this policy, proportionate to the scale and nature of the development.**
- 2. New build development must complement the existing townscape character in terms of scale, massing, height and set-back from the road.**
- 3. Development must contribute to a high-quality public realm and where there is a public space requirement, such spaces should be designed to support recreation, social interaction and play.**
- 4. Development involving the creation of new roads and/or paths must support walking and healthy lifestyles by connecting to surrounding paths and having permeable layouts to allow easy movement for pedestrians of all mobilities and cyclists.**
- 5. Development must provide active frontages (elevations with windows) to streets and spaces to create positive townscape and natural surveillance.**
- 6. Development should include green design and landscape features to minimise carbon use and achieve overall biodiversity net gain.**
- 7. Trees, walls and other green or historic features should be retained and incorporated into the design and layout of development.**
- 8. Where there is a loss of greenery and wildlife habitat, including in the development of overgrown sites, this must be balanced by features to support wildlife and biodiversity within the development.**
- 9. Landscape infrastructure must be integral part of layout and design of development, including green spaces, paths and tree planting.**
- 10. Planting should be based on local native species or other species with high environmental value and planting for communal food growing is encouraged.**
- 11. Hard surfaces within dwelling plots should be kept to a minimum and be water permeable.**
- 12. Building materials should be durable with a high standard of finish and support will be given to use of local, recycled or low-embodied energy materials or materials that allow for ecologically friendly maintenance.**
- 13. Creative and innovative design solutions are encouraged, especially where they incorporate superior environmental performance.**

14. Charging points for electric cars, cycles and scooters should be provided in all development that creates new floorspace and for all new dwellings.

Interpretation:

The policy addresses urban design, environmental impact, character and sustainability. It should be applied according to the scale and nature of the development. Clearly, some parts of the policy apply only to development where there is new layout.

To secure compliance with the policy, an integrated approach should be taken to the design of buildings, spaces and landscape. Engagement with the local community at an early stage of the design process is encouraged. Compliance with the policy will be easier to achieve if skilled and experienced design professionals are used.

Analysis of the local context is essential, so that development can be designed to respond positively to local townscape and landscape characteristics.

Development based on highway standards, division of land into plots and planting of left-over bits of land would not meet the requirements of the policy.

Active frontage would include windows, doors and balconies.

Green design features to reduce carbon use could include:

- use of efficient heating and cooling systems, or design to reduce dependency on heating and cooling systems.
- superior insulation properties and airtightness;
- orientation to take account of climate;
- natural ventilation and air flow to help avoid over-heating in warmer weather;
- use of local, low-embodied energy, recycled and recyclable materials;
- living (green) walls or roofs as part of the design;
- rainwater capture, storage and reuse (grey water);
- inclusion of space for natural drying clothes;
- flexible spaces and layouts to accommodate changing demands.
- sustainable urban drainage systems (SUDS) incorporated into the landscape design.
- use of traditional hedges for boundary treatments, to create a greener environment.
- Use of native species in planting.
- local green energy schemes such as ground heat pumps, photovoltaics, biomass and other technologies.
- reusing and retrofitting existing buildings to maintain the embodied energy used in their construction, whilst also avoiding landfill.

Even minor development can include features to reduce carbon use, for example in the careful choice and specification of materials.

In terms of impacts on habitats, compliance with the policy will be easier if the following hierarchy should be used:

- Avoid habitat damage;
- Minimise habitat damage;
- Restore damaged or lost habitat;
- Compensate for habitat loss or damage (as a last resort).

Incorporating existing landscape features, landform and green infrastructure into redevelopment is an important part of avoiding habitat damage.

Design features to support wildlife could include:

- Bat boxes and bird boxes;
- Hedgehog gaps in fences;
- Badger routes;
- Wildlife connectivity via grass verges and footpath edges;
- Meadow edge grasses and wildflowers.

Design and Access statements, where required, provide an opportunity to demonstrate how the requirements of this and other policies have been met.

9. Heritage

Purpose

To preserve or enhance Burslem's heritage and realise its economic potential.

Rationale/Evidence

Chapter 16 of the National Planning Policy Framework 2021 deals with conserving and enhancing the historic environment and includes consideration of sustaining or enhancing heritage assets, wider social, economic and cultural benefits, contribution of new development, and character of place.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, includes Policy CSP2 which deals with the Historic Environment

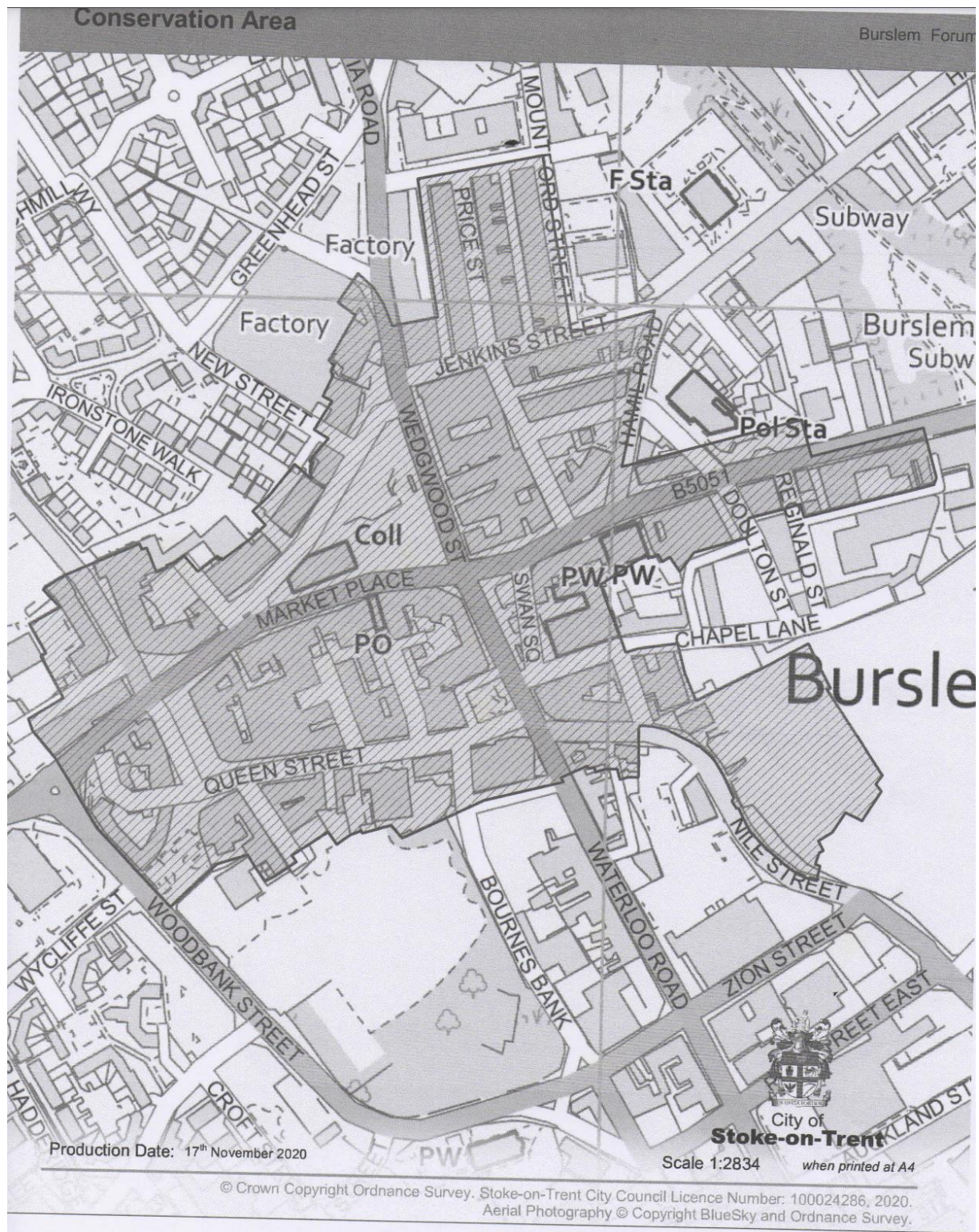
There is a lot of material on Burslem Town Centre, which is widely recognised as one of the best historic areas in the City, with a concentration of distinctive listed buildings.

Burslem Town Centre is designated as a conservation area and contains numerous listed buildings, including the Grade II* listed Town Hall and Wedgwood Memorial Institute. The **Burslem Conservation Area Appraisal 2011** by Stoke-on-Trent City Council considers the special architectural or historic interest and character of the area.

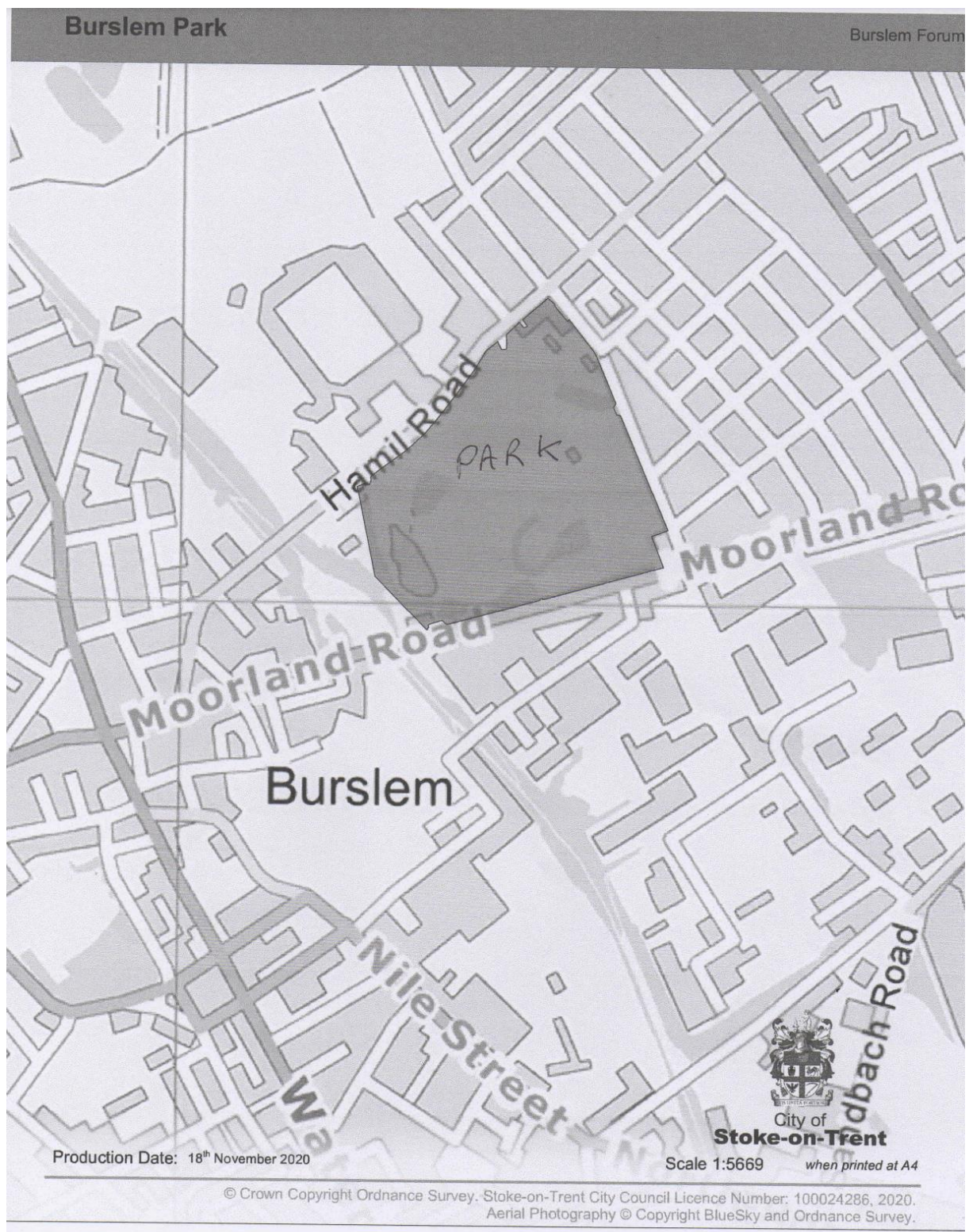
Burslem Park was added to the register of Historic Parks and Gardens in 1995, at Grade II*. The park's design is essentially unchanged from its original layout of 1894 and that it was designed by Thomas H Mawson (who designed Central Park in New York). The park retains various late C19 and later park structures, including a Pulhamite (concrete) rockery. The park also retains a variety of mature planting and specimen trees.

Community interest in Burslem Park can be shown by the existence of a "Friends of Burslem Park" Group who promote activities and events in the park. Burslem Park is well used and is high on importance in local surveys and it borders onto large numbers of terraced housing. Use of Burslem Park considerably increased during the COVID period, due to the opportunity for walking, enjoying the environment, using the children's playground and outdoor socialising. The park is important for physical and mental health.

Maps of Burslem Town Centre Conservation Area



Map of Burslem Park



Policy B5: Heritage

- 1. Development in or affecting the Burslem Town Centre Conservation Area should complement its character, taking account of the following key characteristics:**
 - a. Townscape mainly in the form of rear of pavement frontages or frontages set back behind front courts;**
 - b. Architectural quality and diversity, including significant landmark buildings;**
 - c. The Town Hall as a focus for the Town;**
 - d. Key spaces, including the central space, St John's Square, and Swan Square.**
 - e. Surviving historic shopfronts;**
 - f. A palette of traditional materials, including red brick and Staffordshire Blue brick, stone, plain clay tiles, terracotta and Macclesfield stone setts.**
- 2. Support will be given to development that incorporates and refurbishes the former Burslem Sunday School portico in Westport Road.**
- 3. Development in and adjacent to Burslem Park must preserve or enhance the historic character, landscape, layout and features, including the pavilion, bandstand, water fountains, water features, paths, walls, trees and hedges.**
- 4. Redevelopment will be supported for areas of Burslem Park that have previously been altered from the original design and layout, where such development comprises:**
 - a. reinstatement to the original design; or**
 - b. new recreational or community facilities, designed to preserve or enhance the character or appearance of the park.**
- 5. Development within the setting of Burslem Park must preserve or enhance that setting, meeting the requirements of Policy B4.**
- 6. Alterations or extensions to historic buildings should be designed to avoid the loss of historic features.**
- 7. The reinstatement of historic features to historic buildings, reversing previous alterations, will be supported.**
- 8. Historic shop fronts and surviving features of historic shop fronts must be retained and shopfront openings must not be partially or fully blocked-off, except by stallrisers or other features that form part of a traditional shopfront design.**
- 9. Where there are non-original or poor-quality shop fronts, reinstatement of historic shop fronts will be supported.**

Interpretation:

The policy seeks to preserve or enhance the area's heritage, including Burslem Town Centre Conservation Area, Burslem Park and historic shopfronts.

The Policy does not seek to impose stylistic imitation. Indeed, the character of Burslem is based on architectural diversity. The policy should not be interpreted as a barrier to innovative design, especially green buildings.

The requirement for alterations or extensions to historic buildings to be designed to avoid loss of historic features could involve making sure that works are reversible. For example, internal division walls could be cut around mouldings, rather than cutting into them. Use of glass links for extensions can minimise impacts on existing elevations.

The Burslem Sunday School portico in Westport Road provides an opportunity for creative design, with a mix of uses.

The policy should help in the application of the special statutory duty relating to conservation areas under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Sports and Recreation

Purpose

To promote opportunities for exercise in the interests of good physical and mental health.

Rationale/Evidence

National Policy

Chapter 8 of the National Planning Policy Framework deals with promoting healthy and safe communities. Planning policies should aim to achieve ‘healthy, inclusive and safe places ...’. This includes promoting social interaction, being safe and accessible, and enable and support healthy lifestyles. Policies should also make provision for shared spaces and community facilities and guard against loss of valued facilities and services.

Chapter 9 deals with promoting sustainable transport and includes consideration of impacts of development, existing and proposed infrastructure, promotion of walking, cycling, and public transport, environmental impacts, and movement, streets, and parking in the design of schemes.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, includes Policy CSP5 which deals with Open Space/Sport/Recreation.

The **Stoke-on-Trent Playing Pitch Strategy 2017 – 22** contains an action plan for pitches, including reference to various local facilities:

- Sproson/Bycars park, including indoor facilities and AstroTurf football pitches.
- Dimensions Leisure Centre including indoor facilities and AstroTurf football pitches.
- Burslem Park - Tennis and bowls.
- Grange Park – Football and Cricket.
- Trubshaw Cross - football pitches.

Planning Rationale

Port Vale FC remains an integral part of local lives and recently has taken on a very committed role in community support. Port Vale Football Club, an English Association football club based in Stoke-on-Trent, began with the formation of the club officially dated at 1876. It is based in the Neighbourhood Plan area. Our plan recognises the importance to Burslem of Port Vale FC and would support constructive development to support the growth of the club in partnership with the local communities.

This includes:

- Ensuring that the playing area and stadium retains its designated long-term covenant for the use of football.
- Maximising the usage of the land available to enhance the sustainability of the Football club, improve leisure facilities and increase community cohesion
- Promote the open spaces between the leisure club and football club, including Sproson park and the recreational areas, in the provision of a multitude of formal and informal sports and recreational activities
- Ensure any development around the ground is considerate of parking and traffic implications, minimising the impact of traffic congestion in the immediate and local vicinity
- Promoting development that encourages the wider use of facilities by the community

Dimensions contains the only indoor water facility in the area, especially for the young and vulnerable adults. It also contains a well-used gym. The Gymnastic Club in Newcastle street is a well-used centre and takes users to a high level. Kilnworks on Furlong Lane provides well used climbing walls.

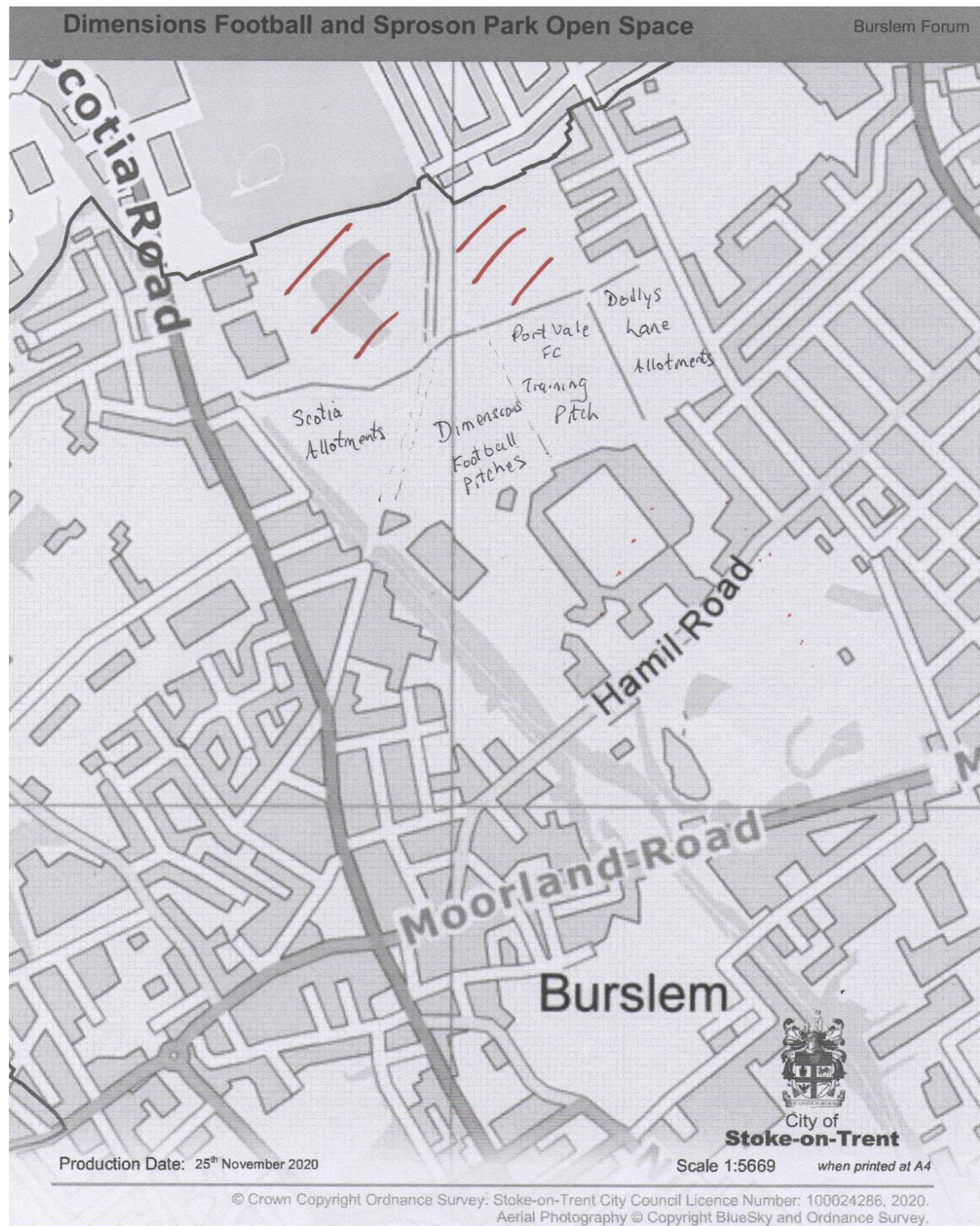
Grange Park is a key facility, with recreational value, sports venues and a varied mixture of wildlife, flora and allotments. The area is well used by both walkers and cyclists.

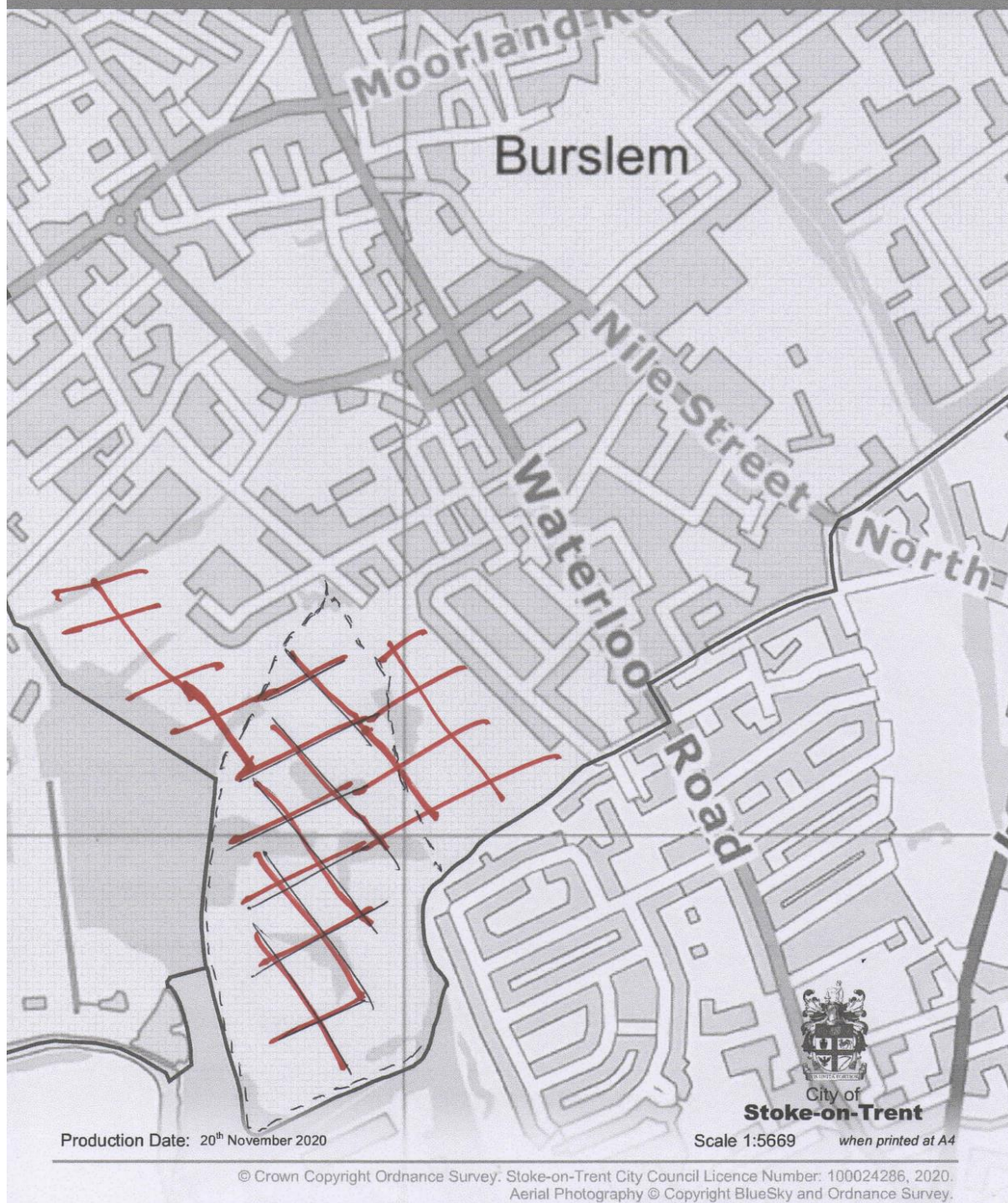
The Plan will seek to maximise opportunities for net biodiversity gain including provision for community gardens where appropriate.

The greenway and network of footpaths in the area provide a practical and sustainable means of getting about (active travel), but also recreational opportunities for people of all ages. This contributes to the well-being and cohesion of our communities as well as providing opportunities for active travel.

Burslem's existing open space, sports, parks, recreational buildings and playing fields are essential infrastructure to support good physical and mental health. The current provision requires continued maintenance and enhancement over the planning period, whilst ensuring that areas deficient in the type and quantity of provision are addressed.

Map of key sports facilities, including spaces and paths.







Policy B6: Sports, Recreation and Play.

- 1. Development associated with Port Vale Stadium, including training facilities and facilities to support community outreach, will be supported providing it has no significant adverse impact on:**
 - a. The amenities of residential properties;**
 - b. Traffic congestion;**
 - c. Parking in the surrounding area, especially if the development involves loss of existing car parking.**
- 2. Development to enhance sports and recreational facilities will be supported, including the development of the opportunities in different sports, subject to there being no significant adverse impact on:**
 - The amenities of residential properties.**
 - Traffic safety.**
 - The historic environment.**
- 3. Loss of sports and recreational facilities or allotments will only be supported where unless equivalent or better facilities are provided nearby or it can be demonstrated that the facilities are no longer needed or viable.**
- 4. Development should preserve or enhance Grange Park and must have no adverse impact on its:**
 - a. amenity, safety and accessibility;**
 - b. community and recreational value;**
 - c. wildlife, flora and fauna;**
 - d. open and green character.**
- 5. Development should preserve or enhance and not cause harm to the amenity, accessibility, and safety of paths, cycling routes and the greenway.**
- 6. Development should take any opportunities to provide new links and access to paths, cycling routes and the greenway.**

Interpretation:

The policy seeks to protect or enhance sports and recreational facilities, recognising their importance to healthy lifestyles. This includes the national cycling route.

Loss of sports and recreational buildings and land, including playing fields, will not be supported, unless a thorough assessment has been undertaken to show that they are not needed or viable.

For development affecting the Port Vale Stadium, it is accepted that there are inevitable amenity impacts on match days, though care is required not to make this worse. The loss of existing car parks associated with the stadium would be unlikely to meet the requirements of the policy, unless replacement parking was proposed.

11. Local Green Space

Purpose

To designate and protect green spaces of community value.

Rational/Evidence

The criteria for designation of Local Green Spaces is contained in Paragraphs 101 to 103 of the National Planning Policy Framework 2021. For Local Green Space designation, a space must be demonstrably special, because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife land. In addition, sites should not be extensive, must be local in character and reasonably close to the community.

Part of Sproson Park includes fenced sport facilities managed by Dimensions and Port Vale FC. This part of the park would not meet the requirement for LGS designation.

However, part of Sproson Park comprises an open green space, with paths and a varied mixture of wildlife, flora and fauna. The space is close to the community it serves and is not an extensive tract of land.

Policy B7: Local Green Space

- 1. The following site is designated as Local Green Space.**

LGS1 – Open space at Sproson Park (Bycars Park).

- 2 Development must harm the community value or open and green character of Local Green Space.**
- 3 Development adjacent to Local Green Space must have no adverse impact on the amenity, accessibility, or safety of the space.**

Interpretation:

The policy designates and protect Local Green Space, providing a similar protection as for green belts.

Map of green area within Sproson Park.



12. Local Energy Schemes

Purpose

To support local and sustainable energy generation.

Rationale/Evidence

National Policy

Chapter 14 of the National Planning Policy Framework 2021 deals with meeting the challenge of climate change, flooding and coastal change. This includes consideration of flood risk, resilience to climate change, and promoting a low carbon economy.

The **Stoke-on-Trent and Newcastle Core Spatial Strategy 2006-2026**, adopted 2009, includes Policy CSP3 on Sustainability and Climate Change.

Policy ER1 - Renewable and Low Carbon Energy All development should be adaptable to climate change and help reduce carbon emissions by including, wherever appropriate, decentralised, and renewable and low carbon sources. These include green roofs, micro-renewable energy, recycling facilities, building efficiency measures and measures to encourage greater levels of sustainable travel, such as cycle and walking infrastructure. Where planning permission is granted for a proposal, mitigation measures will be required as appropriate to minimise any environmental impacts.

There are a lot of other references to energy, including in the Stoke-on-Trent and Staffordshire LEP's Energy Strategy 2018, Staffordshire County-wide Renewable / Low Carbon Energy Study 2010, Renewable Energy Capacity Study for the West Midlands.

Policy B8: Local Energy Schemes

- 1. Local low-carbon energy generation schemes will be supported, providing there is no significant adverse impact on the amenities of nearby residential properties and the scheme preserves or enhances the historic environment.**

Interpretation:

The policy encourages and enables local energy generation, subject to consideration of impacts.

12. Infrastructure Priorities

The Council and its partners should ensure that future development and growth across the Burslem Neighbourhood Area is supported and enhanced by the timely delivery of necessary transport, utilities, social and environmental infrastructure. This is required to deliver and support strategic and site specific proposals, in accordance with the overall Spatial Strategy.

In the expenditure of infrastructure monies raised through planning applications, the priority of this neighbourhood plan is enhancement of the greenway, including improved signage, access, links and environmental enhancements.

Acknowledgements and Contacts

Contact

Burslem Neighbourhood Forum
c/c The Burslem Regeneration Trust

Acknowledgements

Thanks to all of the Neighbourhood Forum members and others who have helped with the preparation of the Neighbourhood Plan.