

The Burslem Neighbourhood Plan

Forward

This Neighbourhood Plan is all about the Burslem we want to see. We are expecting c900 new properties in the town which will house about 2000 new residents.

This plan's intention is to ensure that the repopulation of Burslem contributes to creating a sustainable, resilient community, with a strong identification with 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.

We can use this plan to reduce inequalities in our town as we shape its future economic prosperity and wellbeing.

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 wealth of the town 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. These pressures are additional to the existing ones currently endured by our aging and poor population that are the result of unfortunate clearances, industrial decline & decay of the built environment – especially the neglect of our historic buildings.

This Plan identifies the policies that are needed to create a revitalised Burslem that satisfies all its residents, businesses, and visitors. Therefore, 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 and turns our Listed Buildings into drivers of positive economic change.

The Burslem that this plan will herald will be a more than a dormitory town. It will be a healthy place to live, a great place for recreation and leisure and a great place to do business. Our singular economic and cultural history will drive our revival. Residents of this new Burslem will have adequate access to community assets, of both the physical and the social type; carefully thought through transportation and walking routes and other stimulants of an active lifestyle; neighbourhood-based primary education; adequate secondary education; suitable leisure, cultural and retail opportunities, and a thriving local economy. Repurposing our historic buildings will make Burslem an exciting venue with the prospect of economic and residential use.

This Plan is driven by local opinion and shaped by the national planning guidance and the Stoke-on-Trent Local Plan. Most of all, the Plan is driven by the climate emergency: the search for sustainable economic growth is a pre-eminent concern. This, and the need to reduce inequalities run through this Plan.

Consultation tells us that the Plan should have these core values: -

- 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.

There are the three underpinning themes: reducing inequalities, reducing carbon emissions and re-affirming our historical significance. The sections of the plan that cover the underpinning planning policies are -

- Active lifestyles
- Economic prosperity
- Vibrant leisure and community life
- Culture and tourism
- Education
- Environmental protection.
- Public transport systems.

Existing planning policy context

The adopted 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 area needs a Conservation Area Management Plan which is the normal planning policy document for securing protection and enhancement of Conservation Areas.

On the City Council website is reference to a Burslem Town Centre Masterplan but its not clear what status this has. However it 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.

Once completed the Burslem Neighbourhood Plan forms part of the statutory development plan, together with the adopted Local Plan. Planning applications must 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 15years.

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

Population

An estimate of the local population figure and demographic overview of the area covered by this Neighbourhood Plan are difficult because it covers parts of two electoral wards, therefore there are no reliable figures for this information. The population would be expected to be in the 4000 regions.

Land Use

Predominant land uses are the Town centre, housing, education, industry, green space, recreation and sport use.

[See map of Burslem Neighbourhood Plan area.](#)

Vision and Aims.

To create a vibrant and distinctive town, with a diverse mix of independent retail, recreational and cultural facilities.

To attract investment and create local economic opportunities.

To encourage more sustainable life-work patterns, supported by a range of local community facilities.

To support healthy lifestyles, including cycling, walking and outdoor recreation.

To promote heritage-led regeneration, to realise the economic and cultural potential of the area's heritage for current and future generations.

To create inclusive, sustainable, and distinctive neighbourhoods.

To ensure good transport systems and connections.

Community and Stakeholder Engagement

Engagement Undertaken and Local Issues.

Summary of community and stakeholder engagement

Early Stage and non-statutory:

The Burslem Neighbourhood Forum was created following public concerns regarding the town. The Forum has met for several years 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 Private, Statutory Voluntary Sector and local individuals. A workshop zoom meeting was organised in August 2020 to record views for the development of the Plan.

Middle consultation stage:

The draft plan will be promoted and summarised in the local and effective social media with links to the Burslem Regeneration Trust's web site where the draft plan will be situated.

Statutory consultation (Reg 14). [This to be added post-Reg 14.](#)

Policies

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

Referring to Chapter 7 of the **National Planning Policy Framework (NPPF)**.

Paragraphs 84 – 202 specifically para 185 a, b, c and d. This identifies the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Burslem Town Centre supports a role at the heart of the local community, by helping with a positive approach to growth through the reuse of heritage buildings but retaining, ensuring and interpreting its heritage and industrial past.

Local Plan policies.

The emerging plan states the Burslem has important heritage assets and needs conservation of its heritage value.

In Stoke-on-Trent Hanley is identified as the main shopping area. 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.

In Burslem retail units such as Boots, Woolworths and Charity shops have fallen empty but small independent shops, such as Barewall, and cafes have survived. The restaurant and pub life are dependent on the historic draw of the town and match days of Port Vale FC.

Relevant reports or data on Burslem.

Burslem Conservation Area Appraisal 2011 Report by Stoke-on-Trent City Council

Original boundary 1972, extended 2007.

The Burslem Centre Area “is of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance”.

We seek to ensure that the commitment to heritage led regeneration of the town is not diluted in the new Local Plan and clearly the Neighbourhood Plan could add significant weight to achieving your ambitions for the town.

Historic England: States specific Policy Requirements for Local Development Plans which particularly describes Burslem.

It requires strategic policies to deliver conservation and enhancement of the historic environment including heritage assets most at risk through neglect, decay, or other threats. [\(11\)](#)

The strategy considers [\(11\)](#) :

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- the wider social, cultural and environmental benefits that conservation of the historic environment can bring.
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Concise justification for the policy below.

- a) Burslem Forum discussions and workshops. Issues raised in the workshops form the content headings in the plan.
- b) Direction from Burslem Conservation Area appraisal.
- c) From the overarching and supportive work of the Burslem Regeneration Trust (BRT) BRTs guiding message declares a purpose and vision, along with the values that steer decisions and behaviours.

Policy B1: Burslem Town Centre

- 1. The creative adaptation and reuse of historic buildings will be supported. Any such works must preserve or enhance listed buildings and their setting and preserve or enhance the character or appearance of the Burslem Conservation Area.**
- 2. Ground-floor street-frontage units must remain in the Town Centre streets. Town centre uses include retail, food and drink and other uses open to the public**

(excluding betting shops). Other uses may be considered except in Market Place, St Johns Square, Queen Street, Swan Square, Moorland Road and Nile Street providing any shop fronts are maintained, meeting the requirements of Policy B4.

- 3. Residential accommodation, offices, live/work units and other activities not open to the public will be supported for upper floors and rear parts of buildings, but not for ground-floor street-frontage units.**
- 4. Within the Town Centre, particular support will be given to:**
 - **Cultural uses and facilities.**
 - **Hotels or other visitor accommodation.**
 - **Visitor attractions.**
 - **Lifelong education.**
 - **Health facilities.**
 - **Family Accommodation.**
- 5. New-build development in and around the Burslem Town Centre Conservation Area must be of high quality and complement the townscape character of the specific site and context, meeting the requirements of Policy B4.**
- 6. Particular support will be given to development that incorporates and refurbishes the former Burslem Sunday School portico in Westport Road, whilst meeting the requirements of Policy B4.**
- 7. A preference for integrated work and living space for start-ups and artists.**

Interpretation:

The policy enables heritage-led economic development and regeneration of the Town Centre.

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

[See Map of Burslem Town Centre Conservation Area boundary and Listed Buildings](#)

Employment and Regeneration

Purpose

To support and diversify local employment opportunities.

Rationale/Evidence

Refer to Chapter 6 of the **National Planning Policy Framework (NPPF)**. Particularly Paragraphs 80 - 82

Our plan should help create the conditions in which businesses can invest, expand, and adapt. Whilst still supporting several local and successful business areas there is an

opportunity for the development of pottery heritage aspects in both retail and the re-use of high-quality buildings. An example of an innovative business already in place would be Supermarine Aero Engineering which undertakes the repair of Spitfires.

Relevant Local Plan policies.

In terms of economic and cultural regeneration, the decline of the traditional industries has left significant, highly visible voids within the Potteries landscape. These sites, coupled with those still engaged in industrial processes, act 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.

Relevant reports or data on employment in the area.

Stoke-on-Trent City Council ward information:-

Index of deprivation:-	0-10% most deprived	Gross household income £
Burslem Central	65.2%	25,876
Burslem Park	26.1%	28,368

Concise justification for the policy below.

Burslem is a low income and low paid area previously dependent on pottery manufacturing and mining.

Stoke on Trent unemployment rate comparison: An unemployment rate ranging between 2.6% in East Staffordshire and 5.3% in Stoke-on-Trent. Cf UK unemployment rate is 3.8% in 2019.

Available development sites are mainly for housing development and are noted in the housing section of the plan. See Burslem sites map.

Consequently we believe that Burslem needs to diversify and support a range of local economic activity.

Significant businesses such as Synectics Solutions, Titanic Brewery and Autonet Insurance Group have increased employment opportunities since moving to Burslem.

Specialised Pottery businesses have successfully increased their product range alongside the remaining Ceramic Companies.

Policy B2: Employment

1. New employment and enterprise space will be supported, subject to there being no significant adverse impact on:

- **The amenities of residential properties;**
- **Traffic safety and congestion;**
- **Historic buildings and areas.**

2. Where employment, recreational or educational sites become available for redevelopment, the following uses will be supported (subject to consideration of the impacts in 1. above).

- **new employment, recreational or educational uses;**
- **mixed use schemes with employment and residential uses.**

3. **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 Policy B4.**
4. **New parking and servicing areas must include vehicle electric charging points.**
5. **Residential development must include high-speed broadband infrastructure, to support home working, meeting the requirements of policy B3.**

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.

Housing

Purpose

To support sustainable housing, to meet local needs.

Rationale/Evidence

Refer to Chapter 5 of the **National Planning Policy Framework (NPPF)**. Paragraphs 59 – 79.

The Plan supports the re-use of brownfield land and encourages vacant buildings being reused or redeveloped. It recognises the importance of affordable housing, but it should be of lasting quality. The number of homes needed, would be informed by a local housing need assessment.

Relevant Local Plan policies.

The 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 and the two became interdependent. 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. As a result, of the decline in the local economy, low property prices and high vacancy rates it created a weak local housing market, acting as a deterrent to investment.

The following new residential sites have been identified: =

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

See Burslem sites map.

Other Relevant reports or data on housing in the area, including local stock/mix/issues. Relative affordability.

The development on Bournes Bank, off Wood Street, is the latest to be brought forward after the city council secured £9.5 million from the Government's Housing Infrastructure Fund in 2018, to help prepare seven derelict sites in the area for development.

The Doultons Nile Street site is being brought back into use thanks to part of a £10 million Housing Infrastructure Fund (HIF) pot secured by Stoke-on-Trent City Council from the government. The authority is using the funding to transform nine long-standing vacant sites in the Burslem and Middleport areas, making them ready for development.

Consideration of underused car park areas off Woodbank Street for residential development.

Concise justification for the policy below.

A new report backed by CPRE has shown just what an impact great housing design can have – and how much poor design 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 not been great. In fact, a study by the Commission for Architecture and the Built Environment said they found ‘an... unflattering picture of new housing design quality.’

Policy B3: Housing

- 1. 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.**
- 2. Where developers seek to reduce the proportion of affordable housing due to viability considerations, one or more of the following must be achieved:**
 - **better than building regulations environmental performance, to reduce running costs.**
 - **exceptional design quality.**
 - **the refurbishment of historic buildings as part of the scheme.**
- 3. 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. Flats and apartments with no space for greenery will not be supported.**
- 4. All new dwellings must have access to convenient, secure, and covered storage for cycles.**
- 5. Screened storage must be provided for bins and recycling for all new dwellings.**
- 6. New residential development must include high-speed broadband infrastructure within the site and every dwelling plot.**

Interpretation:

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

In considering residential mix, regard should be made to the Government's *Technical housing standards – nationally described space standard March 2015*, which sets out minimum room sizes.

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

Sustainable Design

Purpose

To ensure that development is well designed and sustainable.

Rationale/Evidence

Refer to Chapter's 12, 15 and 16 of the **National Planning Policy Framework (NPPF)**. Paragraphs 124 – 132. Particularly **128**. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community would be looked on more favourably than those that cannot. Good design is a key aspect of sustainable development beliefs. All Planning policies and decisions should contribute to and enhance the natural and local environment. We expect our plan to give 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.

An example is the use of the Burslem Old Town Hall and the Burslem School of Art which have been internally modernised, and both reused for educational purposes by The City Learning Trust.

Relevant Local Plan policies.

Stoke-on-Trent City Council is committed to a policy of equality, inclusion and accessibility in the design of buildings and spaces. It aspires to the creation of an inclusive environment, with facilities which can be used by anyone regardless of age, gender or disability. The city council has adopted the social model of disability and we believe that people are not disabled by their impairments but by physical and environmental barriers, policies, practices and procedures which exclude disabled people and by the attitudes and prejudices of other people.

Concise justification for the policy below. Refer to Building for Life 12, which has influenced the policy.

By using the Building for Life 12 approach the plan is about guiding the better planning of new development through urban design that is safe and provides everything that should be expected of a new community. Urban design is about the spaces between and

around new homes that can sometimes be overlooked by focusing on the building and its interior, but which are vital to the quality of a place, its attractiveness, functionality, and feelings of safety. The spaces around new homes and other buildings, must be designed intelligently, treated with the same attention as the homes and made safe and attractive. We believe most of the 12 urban design criteria promoted by Building for Life should be readily achievable. Developers should achieve at least 9 of them. The development should have obvious character, based either on contemporary architecture, local traditions or fitting in with the conservation area in building materials and landscaping (Q5)

Policy B4: Sustainable Design

- 1. Landscape infrastructure must be integral part of layout and design of newbuild residential development, including green spaces and paths. Hard surfaces within dwelling plots should be kept to a minimum and be permeable. Landscape infrastructure should include use of native species. Use of various species of plants to provide communal food is encouraged.**
- 2. 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.**
- 3. New build development must complement the existing townscape character in terms of scale, massing, height and set-back from the road.**
- 4. Development must contribute to a high-quality public realm. Where there is a public space requirement, such spaces should be designed to support recreation, social interaction and play.**
- 5. 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 and cyclists.**
- 6. Development must provide active frontages (elevations with windows) to streets and spaces to create positive townscape and natural surveillance.**
- 7. Building materials should be durable with a high standard of finish. Use of local, recycled or low-embodied energy materials will be supported. Use of materials that allow for ecologically friendly maintenance is encourage.**
- 8. Creative and innovative design solutions are encouraged, especially where they incorporate superior environmental performance.**
- 9. Charging points for electric cars should be provided in all new-build development.**
- 10. Alterations or extensions to historic buildings should be designed to avoid the loss of historic features. The reinstatement of historic features, reversing previous alterations, will be supported.**

11. Historic shop fronts and surviving features of historic shop fronts must be retained. Where there are non-original or poor-quality shop fronts, reinstatement of historic shop fronts will be supported.

12. Within Burslem Town Centre, shopfront openings must not be partially or fully blocked-off, except by features that form part of a shopfront design, such as stallrisers.

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.

Parks

Purpose

To conserve Burslem's parks for recreation.

Rationale/Evidence

Refer to Chapters 8 and 15 of the **National Planning Policy Framework (NPPF)**. Paragraphs 96 – 99 and 174 – 177.

Burslem's existing open space, sports, parks, recreational buildings, and land, including playing fields, should not be built on unless a recognised and proven assessment has been undertaken. We expect a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and plan for the enhancement of natural capital.

Community interest in Burslem Park can be shown by the existence of a "Friends of Burslem Park" Group who have promoted many new activities and events throughout the year.

During the Covid pandemic the use of Burslem Park considerably increased. Families were maximising the opportunity for walking, enjoying the environmental settings, using the children's playground and when appropriate socialising. Many of the new users recognised how important to their physical and mental health.

Relevant Local Plan policies.

Conservation of Heritage value re Burslem Park.

Relevant reports or data on the parks. Designations.

Parks and Gardens: Reasons for Burslem Park Designation

Burslem Park, Stoke-on-Trent, opened in 1894, is designated at Grade II* for the following principal reasons:

* Design: although enhanced, the park's design is essentially unchanged from its original layout of 1894;

* Designer: the park was designed by Thomas H Mawson, the leading landscape designer.

* Historic interest: the park was laid out on formerly derelict industrial land as civic improvements were made around Stoke-on-Trent;

* Structures: the park retains various late C19 and later park structures, including a Pulhamite rockery.

* Planting: retains a variety of mature planting and specimen trees.

Date first registered: 12-Apr-1995. Date of most recent amendment: 21-Aug-2013

Concise justification for the policy below.

Burslem Park is well used and is high on importance in local surveys and it borders onto large numbers of terraced housing.

Policy B5: Burslem Park

- 1. 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, fountains, trees and hedges.**
- 2. Redevelopment of areas of Burslem Park that have previously been altered from the original design and layout will be supported, where it comprises either:**
 - **reinstatement to the original design; or**
 - **new recreational or community facilities, designed to preserve or enhance the character or appearance of the park.**
- 3. Development within the setting of Burslem Park must preserve or enhance that setting, meeting the requirements of Policy B4.**

Interpretation:

The policy protects the parks but allows flexibility in meeting the changing requirements of the local community. For Burslem Park, the policy seeks to preserve or enhance its character or appearance as a register park and garden.

For Burslem Park, 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.

See Map of Burslem park.

Sports and Recreation

Purpose

To support and diversify local employment opportunities.

Rationale/Evidence

Refer to Chapter 8 and 9 of the **National Planning Policy Framework (NPPF)**. Paragraphs 91 – 101 and 102 - 111.

Consequently Burslem's existing open space, sports, parks, recreational buildings, and land, including playing fields, should not be built on unless a recognised and proven assessment has been undertaken.

Relevant Local Plan policies.

The Local Plan describes the importance of walking and cycling infrastructure to support transport and leisure.

Relevant reports or data on sports and recreation: -

Stoke-on-Trent Playing pitch Strategy 2017 – 22. This also contains an Action plan for pitches. Within the Action plan the following areas are mentioned.

Sproson/Bycars park. Dimensions Leisure Centre including indoor facilities and AstroTurf football pitches.

Burslem Park - Tennis and bowls.

Grange Park – Football and Cricket.

Trubshaw Cross football pitches.

See map of Trubshaw Cross playing fields

Concise justification for the policy below.

Port Vale FC remains an integral part of local lives and recently has taken on a very committed role in community support which is greatly appreciated. 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. The Plan should take account of accessibility to these key sites.

Policy B6: Sports, Recreation and Play.

- 1. 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.**
- 2. Loss of sports facilities or allotments will be resisted, unless equivalent or better facilities are provided nearby, or it can be demonstrated that the facilities are no longer viable.**
- 3. Development must not encroach onto paths, cycling routes or the greenway. Development adjacent to paths, cycling routes or the greenway must enhance their setting and have no adverse impact on their amenity, accessibility, or safety. Development should take any opportunities to link or improve access to paths, cycling routes and the greenway.**
- 4. Any development around the Port Vale Stadium is considerate of parking and traffic implications, minimising the impact of traffic congestion in the immediate and local vicinity.**

Interpretation:

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

[See map of main paths and the greenway.](#)

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 99 and 100 of the **National Planning Policy Framework**, and these have informed this policy. Burslem's existing open space, sports, parks, recreational buildings, and land, including playing fields, should not be built on unless a recognised and proven assessment has been undertaken. We expect a strategic approach to maintaining and enhancing

networks of habitats and green infrastructure, and plan for the enhancement of natural capital.

Local Plan policy

Maintaining and enhancing the City's green infrastructure network will be essential to a wide range of environmental objectives, such as enhancing the Local Plan area's biodiversity resources, minimising flood risk and mitigating pollution. It will also be vital to enhancing the quality of life for residents, and supporting health improvements, for example by providing spaces for people to meet, a range of recreation opportunities, walking and cycling routes. We should have access to high quality open spaces and opportunities for sport and recreation. This contributes to the health, well-being and cohesion of our communities as well as providing opportunities for active travel. 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.

Paragraph 171 states that local planning authorities should set out a strategic approach to maintaining and enhancing networks of habitats and green infrastructure in their Local Plans, planning positively for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries. The NPPF also indicates that Local Plans should identify the strategic location of existing and proposed green infrastructure networks.

The Council is expected to work in partnership to protect, enhance, and secure net gain for biodiversity across the Joint Local Plan Area. Sites and areas that make up the ecological network and are recognised for their nature and geological value as set out in their Appendix 13.4.3.

Other relevant information:

Historic England: States the land should not be extensive, is local in character and reasonably close to the community; and, whether it is demonstrably special, because of its beauty, historic significance, recreational value (including as a playing fields), tranquillity or richness of its wildlife (2).

Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF (3).

Open Space Society: LGS can only be designated when the local plan is being reviewed or a neighbourhood plan being produced.

Check if your council has policies for the designation of LGS and frame your application accordingly. Collect the evidence for designation and submit this to the council when the local plan is reviewed or neighbourhood plan is being produced.

Our local green space sites analysis has been supported by using a Local Green Space Assessment Report Template.

Policy B7: Local Green Space

1. The following sites are designated as Local Green Space.

LGS1 – Grange Park. Development in Grange Park must enhance the landscape, recreational and community values of the park and not harm its open and green character.

The site meets the requirement since it is close to the community and has recreational value with sport venues. It has a varied mixture of wildlife, flora and allotments. The area is well used by both walkers and cyclists.

LGS2 – Sproson Park (Bycars Park). Development in Sproson Park must enhance the landscape, recreational and community values of the area and not harm its open and green character.

The site meets the requirement since it is close to the community and has recreational value with sport venues. The park includes fenced sport facilities managed by Dimensions and Port Vale FC. It has a varied mixture of wildlife, flora and allotments. The area is well used by both walkers and cyclists. It contains a designated pathway.

2 Development must not encroach onto 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 protects Local Green Spaces, providing a similar protection as for green belts. The Plan will seek to maximise opportunities for net biodiversity gain including provision for community gardens where appropriate.

See maps of Grange Park and Sproson Park.

Local Energy Schemes

Purpose

To support local and sustainable energy generation.

Rationale/Evidence

Refer to Chapter 14 of the **National Planning Policy Framework (NPPF)**.

The Burslem Plan takes a proactive approach to mitigating and adapting to climate change. It recognises that it needs to consider the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of global overheating.

Relevant Local Plan policies.

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.

Relevant data on energy/sustainability.

National Planning Policy Framework • Planning Practice Guidance • Stoke-on-Trent and Staffordshire LEPs Energy Strategy 2018 • Staffordshire County-wide Renewable / Low Carbon Energy Study 2010 • Renewable Energy Capacity Study for the West Midlands • Climate Change Act 2008 and footnote 48 of NPPF • Environmental Assessment of Plans and Programs Regulations 2004 • Duty to Co-operate section 33A of the Planning and Compulsory Purchase Act 2004 • The monitoring obligations under s.35 of the 2004 Act and Regulation 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 • 19(1A) of the Planning and Compulsory Purchase Act 2004

Concise justification for the policy below.

National and Local Planning guidance.

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.

Infrastructure

Purpose

To state priorities for local infrastructure provision.

Rationale/Evidence

Concise justification for the preference below.

The Council and its partners should ensure that future development and growth across the plan area is supported and enhanced by the timely delivery of necessary transport, utilities, social and environmental infrastructure required to deliver and support strategic and site specific proposals, in accordance with the overall Spatial Strategy in conjunction with an appropriate delivery mechanism. Corridors are essential pathways to deliver part of this policy.

Policy B9: Infrastructure

- 1. In the expenditure of infrastructure monies raised through planning applications, the priorities of this neighbourhood plan are:**
 - Enhancement of the greenway, including improved signage, access, links and environmental enhancements.**

Interpretation:

The policy is intended to guide the local planning authority in allocating infrastructure spending.

Acknowledgements and Contacts