

# **Betley, Balterley and Wrinehill**

## **Neighbourhood Development Plan**

### **(NDP)**

#### **2022 - 2037**



**Final Made Plan**  
**January 2022**

**Betley, Balterley and Wrinehill Parish Council**

Prepared by the Neighbourhood Plan Steering Group on behalf of the Parish Council

With the assistance of:



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## Foreword

Welcome to the final Made version of the Betley, Balterley and Wrinehill Neighbourhood Development Plan, hereafter referred to as the NDP. The NDP has been prepared by the Neighbourhood Plan Steering Group comprising Parish Councillors and other local residents on behalf of the Parish Council.

The NDP, prepared under the Localism Act 2011, aims to give local people a greater say in planning decisions affecting the Parish and contains planning policies designed to reflect the needs and priorities of the local community. The NDP is in 8 Sections and an indicative timescale is provided in Appendix VIII. The policies are set out in Section 6 under the identified planning themes. The accompanying supporting text explains the various planning issues and the justification for each policy.

In March 2017 a residents' questionnaire was prepared by the Steering Group and copies were delivered to every household in the Parish. The questionnaire included 25 multiple choice questions with some linked questions (and a final question about possibly increasing the Parish Precept). It was designed to engage every household in the Parish in the NDP process, and to elicit their views on a range of planning related topics. There was a 54% response rate and the views were carefully considered and used to inform the supporting text and policies in the First Draft Plan.

A First Draft Plan was prepared and published for informal public consultation with local residents, businesses and stakeholders from August to September 2019.

All responses to the consultation on the First Draft Plan were considered carefully and informed amendments to the final version of the Draft Plan. The Draft Plan was revised further in response to detailed comments provided by Newcastle-under-Lyme Borough Council, and it was updated in response to the policies and proposals in the emerging new Local Plan.

The Draft Plan was published for 7 weeks formal consultation (Regulation 14) from 8<sup>th</sup> October 2020 until 27<sup>th</sup> November 2020. Due to Covid-19 restrictions there were no public meetings. However, parishioners were invited to attend online discussions / webinars. The document was published on the NDP website <https://www.bbwplan.org/> and hard copies were available to borrow on request. Comments were invited using an online form on the website or by email or in writing. The Submission version of the NDP was revised with amendments informed by the responses to the Regulation 14 public consultation.

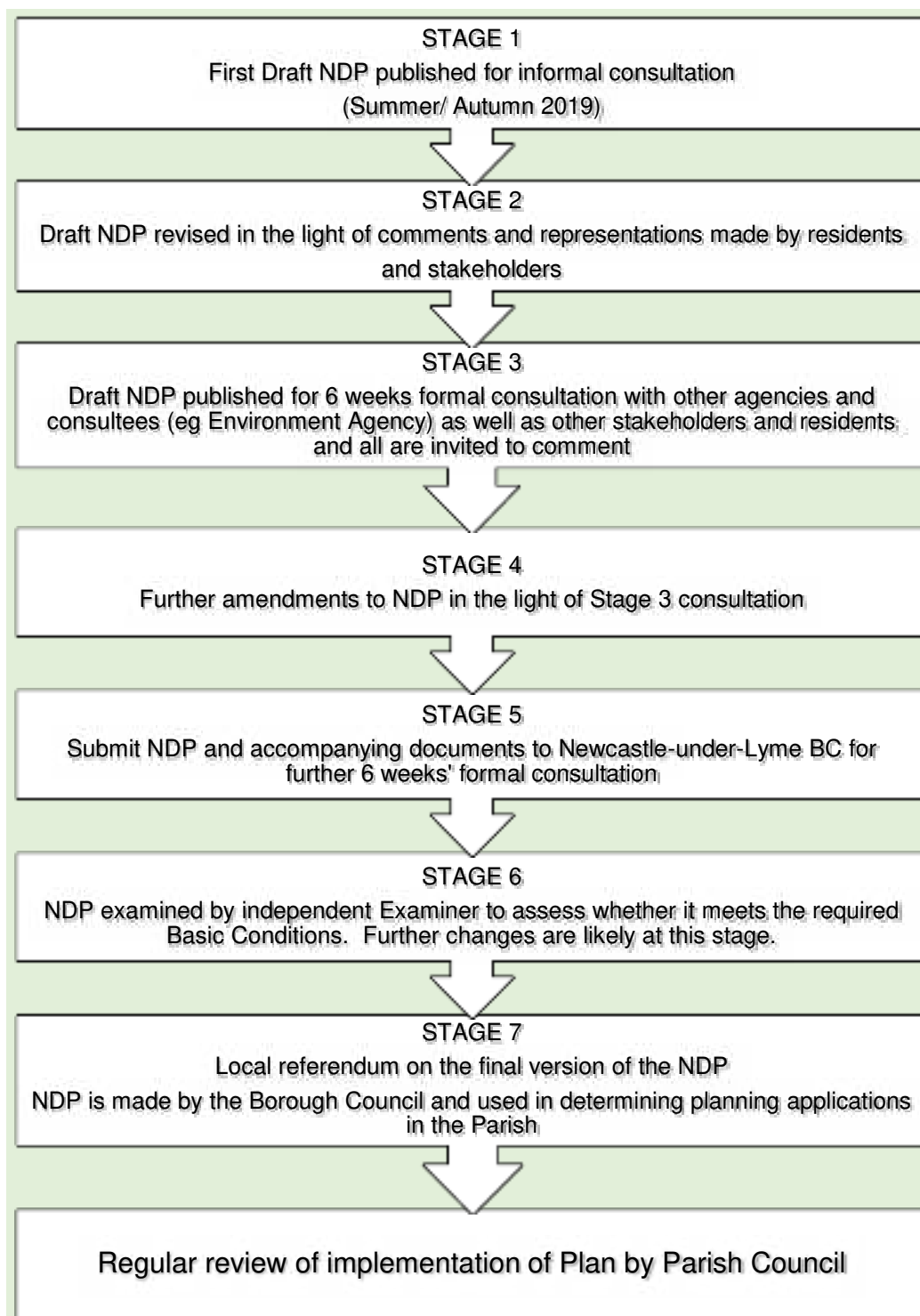
The NDP was published by Newcastle-under-Lyme Borough Council for 6 weeks (Regulation 16 consultation) from 19<sup>th</sup> April until 31<sup>st</sup> May 2021 and then progressed to examination during the summer of 2021. The examiner's report concluded that 'the Neighbourhood Plan should proceed to referendum, subject to the Plan being amended in line with [his] recommended modifications, which are required to ensure the plan meets the basic conditions.'

A neighbourhood planning referendum took place in Betley, Balterley and Wrinehill on 16<sup>th</sup> December 2021, asking the question, 'Do you want Newcastle-under-Lyme Borough Council to use the Neighbourhood Plan for Betley, Balterley and Wrinehill to help it decide planning applications in the neighbourhood area?' 90.14% of votes cast were in favour of a "YES".

The NDP was made by Newcastle-under-Lyme Borough Council on 4<sup>th</sup> January 2022.

The Neighbourhood Plan Process is set out in Figure 1 below:

**Figure 1 NDP Process**



## Executive Summary



This is the final, Made Neighbourhood Development Plan (NDP) for the Parish of Betley, Balterley and Wrinehill.

The NDP sets out locally detailed planning policies and will be used alongside national and Newcastle-under-Lyme Borough Council's policies to help determine planning applications for new development and changes of use in our Parish over the next 16 years.

The First Draft NDP was prepared building on the responses to the residents' Questionnaire in 2017 and a local business survey in 2019. The First Draft Plan was published for informal public consultation, from 23<sup>rd</sup> August until 20<sup>th</sup> September 2019. The responses were considered carefully and used to inform the Draft Plan which was published for 7 weeks formal consultation (Regulation 14) from 8<sup>th</sup> October 2020 until 27<sup>th</sup> November 2020. The Submission version of the NDP was revised further in the light of comments submitted during the Regulation 14 public consultation. Following further consultation undertaken by Newcastle-under-Lyme Borough Council in Spring 2021, the NDP was examined by an independent examiner. The examiner's report concluded that some further changes were required to ensure the plan meets the basic conditions. The modifications were agreed by the Parish Council and the Borough Council. This, the Made version of the NDP, incorporates those recommended changes.

The NDP contains a vision and objectives and 10 planning policies. The planning policies have been prepared to ensure changes in the Parish are sympathetic to our distinctive built and landscape character and local heritage. The NDP also sets out priorities for new housing within the built up area of Betley to help ensure new houses are of a size, type and tenure that meet local needs. The NDP supports homeworking and appropriate conversions of rural buildings to help provide more local job opportunities and protects community facilities.

Some matters, whilst important to local residents and the Parish Council, cannot be addressed through planning policies. These include matters relating to traffic management and speed in the village and provision of better public transport services. The NDP notes these as actions for the Parish Council to progress with other bodies, complementing the policies in the NDP.

A majority Yes vote will mean that the NDP will be made (adopted) by the Borough Council and used to help determine planning applications in the parish.

## 1.0 Vision and Objectives



Aerial photograph - Betley East

- 1.1 The Vision and Objectives were determined taking into consideration the responses to the questionnaires, the Betley Parish Plan 2010<sup>1</sup> and the evidence examined in the preparation of the Neighbourhood Plan and national and local planning policy. They were reviewed following the consultation on the First Draft Plan.
- 1.2 In the consultation on the First Draft Plan 97.30% of respondents agreed with the Draft Vision but there were some comments suggesting it was an objective and another suggesting a real vision was needed which was measurable. The Vision was slightly re-worded in response to the comments.

### Vision for Betley, Balterley and Wrinehill NDP

By 2037 the quality of life of people living and working in the Parish has been maintained and improved in a sustainable way, and the special rural environment and heritage of the Parish has been protected and enhanced.

- 1.3 To help realise the Vision the following Objectives have been prepared. These will be achieved through the NDP's Planning Policies and supporting actions led by the Parish Council. The effectiveness of the policies BBW1 to BBW10 will depend upon how well they achieve the Plan's Objectives. In the consultation on the First Draft Plan, a high proportion of respondents agreed with the Draft Objectives and the comments submitted were used to inform some minor changes.

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<sup>1</sup> Parish Plans are much broader than neighbourhood development plans, covering more than just planning issues. They include an action plan which identifies practical steps that can be taken to help the community achieve its vision for the future.

**Objective 1: To promote sustainable development<sup>2</sup>.**

This will be achieved through NDP Policy:

**BBW1: Promoting Sustainable Development**

**Objective 2: To conserve and enhance the quality and appearance of the built environment and its unique and valuable historic and architectural buildings.**

This will be achieved through the following NDP Policies:

**BBW4: Detailed Design in the Parish**

**BBW5: Conserving and Enhancing Betley Conservation Area**

**Objective 3: To protect and enhance the intrinsic rural and landscape character of the Parish.**

This will be achieved through NDP Policy:

**BBW6: Recognising the Intrinsic Character of the Countryside and Protecting and Enhancing Valued Landscapes**

**Objective 4: To support the provision of appropriate new housing in the Parish.**

This will be achieved through NDP Policies:

**BBW2: New Housing**

**BBW3: Housing Mix**

**Objective 5: To reduce the harmful impact of traffic in the centre of the village to reduce air pollution, noise and vibration and improve highway safety for pedestrians and cyclists.**

This will be achieved through NDP Policy:

**BBW1: Promoting Sustainable Development**  
(Also Parish Council Actions)

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<sup>2</sup> Paragraph 8 of the NPPF sets out that achieving sustainable development means the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways: an economic objective, a social objective and an environmental objective.

**Objective 6: To maintain services and economic activity in the Parish including; the school, doctor's, village shop, pubs, restaurants and other small businesses and broadband etc.**

This will be achieved through the following NDP Policies:

**BBW7: Supporting Conversions of Existing Buildings for Small Scale Business Development (Class E)**

**BBW8: Supporting Homeworking**

**BBW9: Community Facilities**

**BBW10: Recreation and Open Space Facilities**

(Also Parish Council Actions)

## 2.0 Introduction: What is the Betley, Balterley and Wrinehill NDP?

**Figure 2 Planning Policies**



- 2.1 The Betley, Balterley and Wrinehill NDP is a statutory planning policy document. Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents, with policies designed to reflect the needs and priorities of local communities. NDPs can identify where new homes, shops and offices should be built, set out local design principles so that buildings respond positively to local character and protect important facilities and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise and made (adopted) NDPs are part of the local statutory development plan for their area.
- 2.2 NDPs cannot be prepared in isolation. They are required to have regard to national planning policies (set out in the National Policy Planning Framework (NPPF)<sup>3</sup>, Planning Practice Guidance (PPG)<sup>4</sup> and other Government statements and guidance.

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

4 <https://www.gov.uk/government/collections/planning-practice-guidance>

## **NPPF and the presumption in Favour of Sustainable Development**

- 2.3 The NPPF sets out in paragraph 7 that *'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'*
- 2.4 Paragraph 8 sets out that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- 'a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*
- 2.5 Paragraph 10. Sets out that at the heart of the framework is the presumption in favour of sustainable development. Paragraph 11a) explains *'For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.'*
- 2.6 Paragraph 12. advises that *'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'*
- 2.7 Paragraph 29. advises that *'neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.'*

- 2.8 Paragraph 30. goes on to say that *'once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.'*

### **The Local Development Plan**

- 2.9 NDPs are also required to be in general conformity with strategic policies in the adopted local development plan.
- 2.10 The relevant Local Planning Authority for Betley, Balterley and Wrinehill is Newcastle under Lyme Borough Council and the current statutory development plan comprises the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026, adopted October 2009, and the Saved Policies of the Newcastle under Lyme Local Plan, Adopted 2003<sup>5</sup>. The current and proposed Proposals Maps are provided in Appendix I. A list of the strategic policies of the adopted development plan for the purposes of neighbourhood planning is provided in Appendix II.
- 2.11 During the early stages of the NDP's preparation, the Borough Council was in the process of preparing a Joint Local Plan (the JLP) with Stoke-on-Trent to provide development plan policies and site allocations up to 2037. The Borough Council Cabinet resolved on 13<sup>th</sup> January 2021 'to withdraw from the preparation of a Joint Local Plan with Stoke on Trent City Council'; and 'to commence work on the development of a Borough Local Plan' with the aim of securing adoption in 2023.<sup>6</sup> The NDP has been prepared taking account of the reasoning and evidence informing the new Local Plan process in line with Planning Practice Guidance (Paragraph 009). The NDP covers the period up to 2037 and will provide local detail to the strategic planning policies for the Borough as set out in the Local Plan.

### **Betley, Balterley and Wrinehill NDP**

- 2.12 The Parish Council as the 'responsible body' resolved to prepare a Neighbourhood Development Plan on 23<sup>rd</sup> June 2016 and delegated the work to a steering group of volunteers, meeting regularly, to prepare the NDP under the Localism Act 2011.
- 2.13 The purpose of the NDP is:
- To provide a vision, objectives and specific planning policies which can guide sustainable development and use of land in the Parish over the next 16 years up to 2037;
  - To meet the aims and aspirations of local residents, groups, businesses and service providers;
  - To provide locally relevant and detailed policies which are in general conformity with the strategic policies of the emerging Local Plan when it is adopted;
  - To provide the Parish Council with a series of non-planning priorities which complement the ambitions of the local community;
  - To provide policies for decision-making including planning applications and appeals; and
  - To recognise and protect the intrinsic character and beauty of the Parish's countryside.

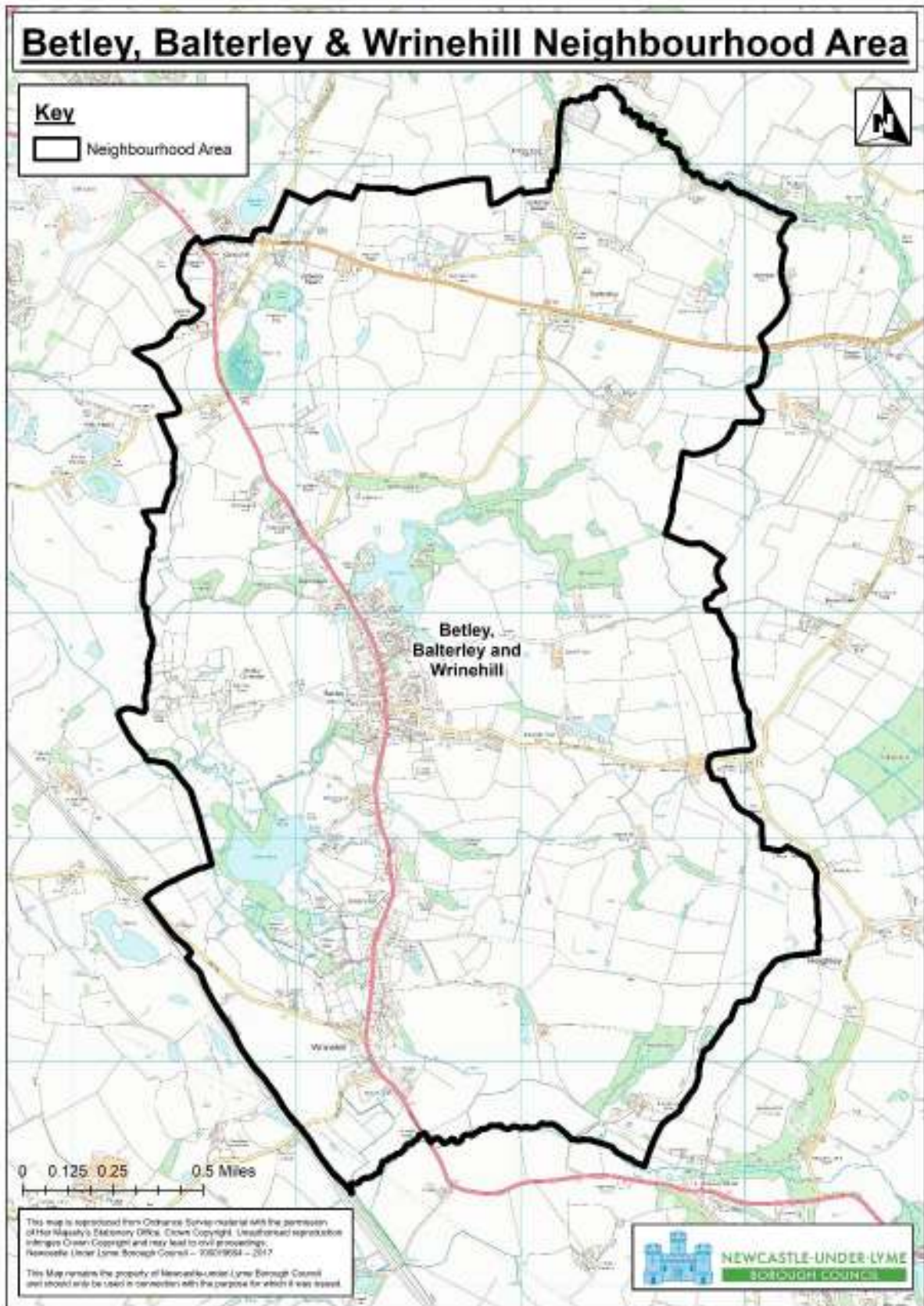
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5 <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/current-development-plan>

6 <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy>

- 2.14 The Parish Council applied on 24<sup>th</sup> June 2016 to designate its Parish as a neighbourhood area. The proposed neighbourhood area was approved by the Borough Council on 30<sup>th</sup> August 2016. The designated neighbourhood area is the same as the Parish boundary and is shown on Map 1. (The village inset boundary (village envelope) is shown on Map 2.) The Parish Council set up a designated website for the NDP in 2016 - see [www.bbwplan.org](http://www.bbwplan.org) .
- 2.15 Following several stages of public consultation, the NDP was examined in summer 2021. The examiner's report (A Report to Newcastle-under-Lyme Borough Council on the Examination of the Betley, Balterley and Wrinehill Neighbourhood Development Plan, 6<sup>th</sup> September 2021) is published on the NDP website. The Parish Council and Borough Council accepted the examiner's recommended modifications and the final, Referendum version of the NDP was updated to incorporate the examiner's amendments.
- 2.16 A neighbourhood planning referendum took place in Betley, Balterley and Wrinehill on 16th December 2021, asking the question, 'Do you want Newcastle-under-Lyme Borough Council to use the Neighbourhood Plan for Betley, Balterley and Wrinehill to help it decide planning applications in the neighbourhood area?' 90.14% of votes cast were in favour of a "YES".
- 2.17 The NDP was made by Newcastle-under-Lyme Borough Council on 4th January 2022.

Map 1: Betley, Balterley and Wrinehill Neighbourhood Area and Parish Boundary



Map 2: Betley Village Envelope



## 3.0 A Snapshot of the Parish



Aerial Photograph - Betley and Wrinehill Looking South

- 3.1 The Parish comprises the neighbourhoods of Betley, Balterley and Wrinehill and is located on the A531 and B5500 about 8 miles to the north-west of Newcastle-under-Lyme, Staffordshire, close to the Cheshire border, and about 8 miles south-east of Crewe. The Parish is in Newcastle-under-Lyme Borough Council area and in Madeley local electoral ward.
- 3.2 The Parish is about 1,073 hectares in area. The 2011 Census recorded a generally ageing population of 1254 residents and 576 dwellings.
- 3.3 Betley is first mentioned in the Domesday Book (1086) and has had a right to hold a market since 1226. It is likely the village developed as a medieval settlement and by the mid-15<sup>th</sup> century Betley Old Hall was functioning as a manor house. The earliest parts of St Margaret's Church are circa 1500 and some of the oldest buildings in the Parish date from around 1600. The village developed as an estate settlement based on the competing Betley Court Estate owned by the Fletcher-Twemlows and the Tollet estate based on Betley Old Hall and the later Betley New Hall.
- 3.4 The character and appearance of the Parish is predominately rural with open countryside consisting of mainly low, gently undulating land with Checkley Brook, flowing to the Dee and a number of other small brooks and streams, open pastures, hedges and trees. It contains three main settlements: Betley Village, Balterley and Wrinehill, and there are about 20 mixed farms, livestock and arable, and some scattered dwellings. In terms of landscape character, the Parish lies in National Character Area (NCA) 61: Shropshire, Cheshire and Staffordshire Plain as defined by Natural England and is in local landscape character type ancient clay farmlands.
- 3.5 The Parish is within the Green Belt except for the inset of the "Village Envelope", essentially the centre of Betley Village. In terms of national and local strategic

planning policies this gives the area a high level of protection from development.

- 3.6 There are two Sites of Special Scientific Interest (SSSIs), at Black Firs & Cranberry Bog and Betley Mere. These areas also have protection under the Ramsar Convention on Wetlands<sup>7</sup>.
- 3.7 Part of the village of Betley was designated a Conservation Area in 1970 and there are 46 Listed Buildings<sup>8</sup> in the Parish (see Appendix III) the majority of which lie within the heart of the village of Betley. Documents prepared by Historic England, Staffordshire County Council and Newcastle-under-Lyme Borough Council underpin the importance of and justify the heritage value, the character and appearance and issues affecting Betley Conservation Area, and these have been used to inform the policies in the NDP. There is also a local authority Register of Locally Important Buildings and Structures in Betley, Balterley and Wrinehill Neighbourhood Area details of which are set out in Appendix IV.
- 3.8 The presence of the SSSIs, the Conservation Area and Listed Buildings all emphasise the special character and quality of the natural and built environment of various parts of the Parish. Proposals should conserve and enhance the natural and historic environment.
- 3.9 The Parish has a strong sense of community supporting many facilities and other services which the Plan will seek to retain as a vital part of the essential fabric of the Village.



Play area to the rear of the Village Hall

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7 <http://www.environment.gov.au/water/wetlands/ramsar>

8 <https://historicengland.org.uk/listing/the-list/>

## 4.0 Consultation with Residents, Businesses and Other Organisations

- 4.1 The NDP has been prepared through an extensive process of informal and formal public consultation. Details of this are provided in the Consultation Statement, but briefly this has included the following:
- Residents' Questionnaire, 2017
  - Consultation with Businesses and other Organisations, 2017, 2018 and 2019
  - Consultation on First Draft Plan, 23<sup>rd</sup> August to 20<sup>th</sup> September 2019
  - Regulation 14 public consultation, 8<sup>th</sup> October 2020 until 27<sup>th</sup> November 2020
- 4.2 At each stage all the responses were considered very carefully by the NDP Steering Group and used to inform the next version of the NDP.
- 4.3 The Plan was also published for Regulation 16 public consultation by the Borough Council, from 19<sup>th</sup> April to 31<sup>st</sup> May 2021.

## 5.0 Key Planning Context and Identified Issues for the NDP

- 5.1 The planning context for the NDP comprises the National Planning Policy Framework (NPPF) and the Newcastle-under-Lyme planning policies. Full details of these are set out in the "Planning Policy Assessment and Evidence Base Review", which forms a background document to the Neighbourhood Plan and is on the NDP website [www.bbwplan.org](http://www.bbwplan.org). The key points are: -
- The *Green Belt*, which covers most of the Parish where there is a "presumption against inappropriate development" other than for agriculture, forestry and recreation unless there are "exceptional circumstances". The NPPF para 140. sets out that "*Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.*" A Green Belt Assessment for the designated Green Belt areas was undertaken in 2017<sup>9</sup>. The Green Belt Assessment will form part of the evidence base for the emerging Local Plan currently being prepared by Newcastle-under-Lyme Borough Council. The purpose of the Green Belt Assessment is to provide the Councils with an objective, evidence based and independent assessment of how identified areas of the Green Belt contribute to the five purposes of Green Belt as set out in the National Planning Policy Framework (NPPF). The overall assessment (pE3) shows that the area makes a strong overall contribution to the five purposes of the Green Belt.
  - Betley and Wrinehill are recommended to be a *Joint Rural Centre* in the

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<sup>9</sup> [https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning\\_Policy/Newc\\_Stoke\\_GBA\\_Final\\_Report\\_21\\_11\\_17.pdf](https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning_Policy/Newc_Stoke_GBA_Final_Report_21_11_17.pdf)

settlement hierarchy of the new emerging Local Plan. These settlements provide a significant role in service provision to the local population and must contain a number of essential services and facilities in order to meet the day to day needs of residents. They are defined as a joint centre because collectively they meet the level of services and facilities to be defined as a Rural Centre and are within 15 minute walking distance of each other (the main services). The methodology and justification is set out in the Rural Hierarchy of Centres Topic Paper (Jan 2020) produced by the Borough Council.<sup>10</sup>

- The Local Plan seeks to protect, promote and retain the long term vitality and viability of the Rural Centres and Key Villages by enabling an appropriate, proportionate level of development to sustain service provision and provide affordable housing and a greater mix of housing. The consultation document does not set housing targets for rural settlements or any site allocations but it is anticipated this will be considered in the Draft Local Plan which will be subject to consultation at a later date.
- Designation is a recognition of the services and facilities contained in a village only. Further work will be undertaken to ascertain the appropriateness of development in any Rural Centre which is dependent on a number of factors including but not limited to environmental, historical and policy (Green Belt) designations, physical constraints, infrastructure, and the suitability, availability and deliverability of any submitted sites for development.
- The “*Village Envelope*” defined in successive Local Plans, is where housing and other limited development is permitted. The adopted Core Spatial Strategy identifies Betley as a village and sets out that no further growth is planned in these settlements, and efforts will be made to ensure existing services and activities within these villages are protected. Saved Local Plan Policy H1 sets out that permission for residential development may be permitted where the site is within one of the 'village envelopes' as defined on the Proposals Map. The emerging new Local Plan identifies the neighbourhood area as a Character Area and carries forward an identified Village Envelope for the Village of Betley inset within the Green Belt. There are opportunities for the NDP to prepare locally relevant planning policies for small scale residential development within the Village Envelope, for instance on infill sites, to provide a limited level of growth over the plan period.
- The *Conservation Area* where development and design detail are carefully considered and controlled. Newcastle under Lyme Borough Council has prepared a Conservation Area Appraisal and Management Proposals for Betley Conservation Area (December 2008). The Management Proposals include 6 policies to preserve and enhance the Conservation Area and these provide a framework for detailed design policies in the NDP.
- *Betley Conservation Area Article 4 Direction*, approved in March 2010, withdraws certain “permitted development rights” requiring planning permission for defined minor developments.
- *Listed Building Consent* is required for alteration or extension of a listed building, which affects its “special architectural or historic character or appearance”; and

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<sup>10</sup> <https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan/joint-local-plan-supporting-evidence>

there were 46 Listed Buildings in the Parish. The list of “Listed Buildings” in the Parish should be reviewed to include buildings which may merit adding to the statutory list.

- *Tree Preservation Orders* (TPOs) protect trees and woodlands in the interest of amenity and make it an offence to cut down, top, lop, uproot, wilfully damage or destroy the tree(s) covered by an order, unless the written consent has been obtained from Newcastle-under-Lyme Borough Council. Trees in the Conservation Area are protected from unlawful works. There are historic hedgerows which contribute to the landscape character of the Parish which should be protected, and the Parish Council will discuss this with Natural England, the Borough Council and Staffordshire Wildlife Trust.
- *Protected sites under environmental legislation*: there are two Sites of Special Scientific Interest, Black Firs and Cranberry Bog (Grid Reference SJ 747502) and Betley Mere (SJ 746481). Both sites are also protected under the Ramsar Convention for wetlands of international importance.
- There are a number of “ancient” woodlands which make a significant contribution to the landscape character of the Parish. Many such woodlands are managed and protected by the Woodland Trust and the Forestry Commission and Government advice and legislation exists to protect and preserve them. There are also a number of Tree Preservation Orders (TPOs) in the NDP area, including in the trees protected in the Conservation Area. Further information can be found on the Borough Council's website: <https://www.newcastle-staffs.gov.uk/all-services/environment/landscape/tree-and-hedgerows-preservation> .

## 6.0 Planning Policies



Main Road, Betley

- 6.0.1 An NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan<sup>11</sup> for the Neighbourhood Area. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.0.2 This section sets out the Planning Policies. The evidence behind each Policy is set out in the supporting text. The NDP has to have regard to national planning policies and be in general conformity with the strategic policies of the adopted development plan.
- 6.0.3 These policies are necessarily wide ranging in their scope, and taken together, should help to deliver sustainable development within the Parish of Betley, Balterley and Wrinehill, “the Parish” (Neighbourhood Plan Area).
- 6.0.4 Once finalised and the Plan made, the Policies will be applied in the consideration of any planning applications submitted within the designated NDP area.

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<sup>11</sup> **Development Plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood Plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. (NPPF Glossary).

## 6.1 Promoting Sustainable Development

### Planning Policy Context

- 6.1.1 Policy 1 is the overarching policy in the NDP.
- 6.1.2 Paragraph 7 of the NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to explain that the planning system has three overarching objectives; an economic objective, a social objective and an economic objective.
- 6.1.3 Newcastle-Under-Lyme and Stoke-On-Trent Core Spatial Strategy Policy CSP3 – Sustainability and Climate Change sets out that *'development which positively addresses the impacts of climate change and delivers a sustainable approach will be encouraged.'* Policy CSP1 Design Quality sets out that *'new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern'*. Policy CSP2 Historic Environment sets out that *'both Councils will seek to preserve and enhance the character and appearance of the historic heritage of the City and the Borough including buildings, monuments, sites and areas of special archaeological, architectural or historic interest.'* Policy CSP3 – Sustainability and Climate Change advises that *'Development which positively addresses the impacts of climate change and delivers a sustainable approach will be encouraged. The highest standards of energy and natural resource efficiency will be achieved'* (by various means). and CSP4 Natural Assets sets out that *'the quality and quantity of the plan area's natural assets will be protected, maintained and enhanced'* through various measures. In addition, Policy SP3 Spatial Principles of Movement and Access promotes improved accessibility and social inclusion for all through a range of means.

### Policy BBW1: Promoting Sustainable Development

The sustainable development of land and buildings, and sustainable use of water, energy and transport, will be supported in order to maintain and improve the quality of life for people living and working in the Parish, to conserve and enhance its intrinsic rural and built environment now and in the future, and to provide beautiful buildings and places.

#### 1. Built Environment

To be supported development proposals should, where appropriate:

- A. Incorporate high quality sustainable design which promotes energy, water and resource efficiency;
- B. Seek to conserve and enhance the intrinsic and distinctive local character of buildings and architectural features in the wider Neighbourhood Area and be sympathetic to the context in terms of scale, massing, height, materials and detailed design; and
- C. Demonstrate where heritage assets are likely to be affected

by development proposals, how the significance of historic buildings and structures (including both designated heritage assets and non-designated heritage assets), and archaeological sites (whether inside or outside the Conservation Area) are conserved and enhanced - see Appendix III Listed Buildings in Betley, Balterley and Wrinehill Neighbourhood Area and Appendix IV Register of Locally Important Buildings and Structures in Betley, Balterley and Wrinehill Neighbourhood Area.

## 2. Natural Environment

To be supported development proposals should ensure, where applicable, that:

- A. Siting and design recognises the intrinsic character of the countryside and protects and enhances local landscape character and valued landscapes;
- B. They minimise light and noise pollution and incorporate measures to avoid disturbance of local wildlife;
- C. They contribute to biodiversity net gain; and
- D. They retain and enhance river habitats and take opportunities to improve connectivity through blue and green infrastructure, whilst also ensuring flood risk is not increased and where possible, reduced. Where possible opportunities should be taken to open up any existing culverts to reduce the associated flood risk and danger of collapse as well as enhancing biodiversity and green infrastructure.

## 3. Transport

To be supported development proposals should:

- A. Not have an unacceptable impact on local roads and the wider highway network, and demonstrate that any unacceptable significant impacts on congestion, highway safety and air and noise pollution can be cost effectively mitigated (air and noise pollution will be assessed by Environmental Health);
- B. Promote improved accessibility for all by walking, cycling and public transport, through provision of linkages to existing routes and services, and incorporating safe and secure weatherproof cycle storage facilities; and
- C. Incorporate electric vehicle (EV) charging points (Environmental Health Condition).

#### 4. Reducing Flood Risk

To protect and enhance the river corridors located in the NDP area and minimise flood risk to all areas known to be at risk from flooding, development proposals should, where appropriate and relevant to development:

- A. Be located in in Flood Zone 1. Only if there is no viable/available land in Flood Zone 1 should other areas be considered using the Sequential Test approach. Any development which could impact on any watercourse which does not have any flood extents associated with it, will be required to demonstrate through proportionate evidence or modelling that it will be safe and not increase flood risk;
- B. Create space for water by restoring floodplains and contributing towards Blue and Green Infrastructure;
- C. Take opportunities to reduce flood risk elsewhere by allocating flood storage areas;
- D. Set back development 8m from any watercourses to allow access for maintenance and restoring the natural floodplain. This includes existing culverted watercourses and flood defences;
- E. Ensure all SuDS features are located outside of the 1 in 100 year plus climate change flood extent; and
- F. Open up culverted watercourses and remove unnecessary obstructions. All developments should seek to control and discharge all surface water runoff generated on site during the 1 in 100 year plus climate change rainfall event. For Greenfield development sites, the surface water runoff generated as a result of the development should not exceed the Greenfield runoff rate. For Brownfield development sites, developers are expected to deliver a substantial reduction in the existing runoff rate, and where possible, reduce the runoff to the equivalent Greenfield rate. Surface water discharge should not exceed the Greenfield runoff rate (as described above) and this does not usually require detailed hydraulic modelling to be carried out to determine the effects of this.

#### **Reasoned Justification**

- 6.1.4 Policy BBW1 is supported by the evidence and justification for other Policies throughout the NDP. There is a need overall for development to reduce resource consumption, improve energy efficiency, and achieve lower carbon emissions to contribute to Climate Emergency objectives.

- 6.1.5 The neighbourhood area has a range of built and natural heritage assets which should be taken into consideration in development proposals (see Sections 6.3 and 6.4). Increasing through traffic, congestion and reliance on the private car are key local concerns (see Section 7.0 Parish Council Actions) and the Policy supports development which minimises adverse impacts on the highway network by incorporating mitigation measures, supporting more sustainable transport alternatives, improving accessibility for all, and incorporating EV charging points.
- 6.1.6 The responses to the questionnaire showed that local residents wanted to see "the special character" of the natural and built environment protected and transport issues addressed, all of which should contribute towards greater sustainability.
- 6.1.7 The consultation on the First Draft Plan in August / September 2019 showed that 97.44% of respondents agreed with the Draft Policy. There were comments suggesting that thought should be given to the effects on wildlife of traffic, light pollution, noise and human disturbance when considering planning applications, especially for owls and bats. To support a sustainable environment, consideration should be given to additional parking requirements including facilities for charging electric battery vehicles. Also criteria should be more about conservation than sustainability, although there were also concerns that the Draft Policy was primarily about how buildings look and fit into the land / townscape rather than sustainable development.
- 6.1.8 Policy BBW1 should be applied to all development proposals except where proposals are for minor residential extensions, when Parts 1, 2A and 2B will apply. Applicants should address the criteria in Policy BBW1 in planning statements or in additional supporting documents.
- 6.1.9 In response to the Regulation 14 public consultation, the Environment Agency commented that the NDP should include local policies to safeguard land at risk from fluvial flooding from any future windfall sites and include the provision of sustainable management of surface water. The plan area includes a number of watercourses including the Basford Brook, Englesea Brook, Dean Brook, Checkley Brook and their associated tributaries. The Basford Brook and Englesea Brook are designated mains rivers and have areas of floodplain associated with them including Flood Zone 3 (high probability). There are also smaller ordinary watercourses with associated floodplain. The EA suggested consideration should be given to measures to protect and enhance the river corridors located in the NDP area. Criteria therefore have been added to Policy BBW1.

## 6.2 New Housing



Chamberlain Court

### Planning Policy Context

- 6.2.1 The NPPF sets out in paragraph 29 that '*neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*' Paragraph 62 sets out that '*the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).*' Paragraph 66 goes on to say that '*strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.*' Paragraph 79 advises '*to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.*'
- 6.2.2 The adopted Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy sets out the hierarchy of centres for guiding development. Betley is identified as a Village inset within the Green Belt, and paragraph 5.8 sets out that "*No further growth is planned in these settlements, and efforts will be made to ensure existing services and activities within these villages are protected*". The remainder of the Parish (including Balterley and Wrinehill) is washed over by the Green Belt - see Appendix I LDF Local Plan Proposals Map (Extract showing Betley, Balterley and Wrinehill area). Policy CSP1 Design Quality also applies.
- 6.2.3 Newcastle under Lyme Local Plan (adopted 2003) Saved Policy H1: Residential Development: Sustainable Location and Protection of The Countryside sets out that '*permission for residential development will only be given where one of [various] requirements are satisfied:*' and these include '*ii) the site is within one of the 'village envelopes' as defined on the Proposals Map*' and rural exception housing.

- 6.2.4 The Borough Council advised that the Preferred Options Joint Local Plan indicated a shortfall in provision against the housing requirement (i.e. a lack of sites to meet the objectively assessed need for housing [OAHN]). As such the Borough Council will be looking at allocating additional sites to ensure the OAHN is met. This process is on-going and the Borough Council will seek to work with all stakeholders on this process. Betley, Balterley and Wrinehill are identified as a Character Area (see Appendix I Betley, Balterley and Wrinehill Character Area Proposals Map). The existing Village Envelope is defined on Map 2 and the wider Parish is protected as Green Belt.
- 6.2.5 The Rural Area Topic Paper (January 2020) Rural Hierarchy of Centres published by the Borough Council refines the lower tiers of settlements in the overall hierarchy of centres which will feature in the Draft Local Plan. The hierarchy continues to define two categories of settlements: Rural Centres and Key Villages using a methodology which considers criteria such as population, provision of services and facilities, public transport, accessibility and constraints. Betley and Wrinehill (joint) are identified as one of the Rural Centres. This process is subject to ongoing review.
- 6.2.6 The following NDP policies and site allocation set out the approach in the NDP to new housing provision in the NDP area.
- 6.2.7 Policy BBW2 aims to provide a supportive planning framework to help ensure new housing development within the Village Envelope of Betley is appropriate to the sensitive context of the village and provides a high quality and flexible living environment to meet occupants' changing needs. Housing development proposals outside the Village Envelope will be subject to Green Belt Policies set out national planning policy, the Joint Core Strategy and the emerging new Local Plan.

### **Policy BBW2: New Housing in Betley Village Envelope**

Proposals for new housing development will be supported provided that they are within the Village Envelope, especially if located on a previously developed site, and satisfy all relevant development plan policies.

In addition, any proposals for housing development in the Village Envelope will be supported where:

1. Proposals for replacement dwellings and re-development of existing buildings are of a suitable massing and density taking into account the character of the surrounding area. Replacement buildings should allow for the provision of suitable garden areas, vehicle access, parking and service access and maintain the floor area of the original building wherever possible;
2. Development is accessible, adaptable and well orientated ensuring adequate outdoor space for play and recreation.

- 6.2.8 Policy BBW3 sets out that house types and sizes should include more smaller housing to meet local needs including first time buyers, young families and residents wishing to downsize but remain in the local area.

### **Policy BBW3: Housing Mix**

Proposals should provide a suitable mix of housing in line with the most up to date housing market assessment.

Market housing schemes should demonstrate how they help to maintain a mix of tenure, type and size of dwelling in the Parish and demonstrate how they respond to local needs for smaller housing (1 to 3 bedrooms) including housing suitable for first time buyers, young families and downsizing households. Lifetime homes<sup>12</sup> will be encouraged.

#### **Housing for local people and those with a local connection**

Proposals for new housing on rural exception sites aimed specifically for local people already living in the Parish and people with a local connection to the Parish (see Appendix VI) will be supported provided that the residential units so provided are retained in perpetuity for this purpose and provided that the proposals satisfy all other Development Plan policies. This housing should be provided by a rural housing trust (or other appropriate body), to be available for both the young and elderly people wishing to remain living in the Village and to enable the latter to “downsize”.

If, following a minimum period of 12 months' active marketing, the housing is not occupied by local people or people with a local connection to the Parish, it may be offered as affordable housing to people with a local connection to Newcastle-under-Lyme Borough.

### **Reasoned Justification**

- 6.2.9 Apart from the village of Betley which is inset, the Parish is washed over by the Green Belt and therefore the NDP does not identify any specific future housing sites within the Parish. Aspire Housing Ltd (a registered provider), however, has previously suggested the former garage site at East Lawns could provide some 7-9 new homes. The responses to the Regulation 14 Consultation showed that some residents strongly objected to this proposal due to possible loss of parking spaces and highways impacts, and there were also concerns from Staffordshire County Council and United Utilities linked to highways, drainage and flooding / impacts on a nearby water body. If the site comes forward for development in the future, proposals will have to address the various issues raised. It must be noted that residential development will continue to occur within the Parish in the Plan period up to 2037; and Appendix X sets out that 29 new dwellings have been granted planning permission in the last six years.

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<sup>12</sup> The Lifetime Homes concept was developed by the Joseph Rowntree Foundation Lifetime Homes Group in 1991. Lifetime Homes have sixteen design features that ensure a new house or flat will meet the needs of most households. Lifetime Homes provide accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment. Bringing Lifetime Homes design into the general housing stock should, over time, allow older people to stay in their own homes for longer, reduce the need for home adaptations and give greater choice to disabled people who cannot achieve independent living due to lack of suitable housing.

- 6.2.10 The 2011 Census recorded a population of 1254 residents living in 576 households. The mean average age of residents was 47.4 years and the population is generally ageing - see Tables 1 and 2 in Appendix V.
- 6.2.11 The Betley area is an attractive historic village with a good primary school and local facilities. It is surrounded by high quality landscape and the demand for properties in the Parish is reflected in its relatively high house prices and land values. In April 2019 the average price for a property in the 12 months up to April 2019 in Betley was £293,055, Balterley £446,767 and Wrinehill £432,000 (source Zoopla). Rental prices can range from £550 pcm (£127 pw) for a one-bedroomed flat up to £1,000 pcm (£231 pw) for a 4/5 bedroomed house (source Zoopla, as at April 2019).
- 6.2.12 Table 3 in Appendix V indicates the breakdown of dwelling types and shows that detached houses made up 51.0% of the dwellings in the Parish in 2011 and 27.3% were semi-detached in 2011.
- 6.2.13 Tenure is shown in Table 4 in Appendix V and shows that the majority of housing is either owned outright (46.3%) or owned with a mortgage (34.1%).
- 6.2.14 The high proportion of larger, detached houses and the evidence of an aging population (35% were over 60 years in 2011 with a mean age of 47.4 years in the Parish) indicates a growing need for more smaller dwellings to ensure the future sustainability of the village and to maintain the viability of local community facilities such as the shop, school and village hall. Smaller dwellings would provide housing for both older downsizing residents and starter homes for young people. Mechanisms such as 'discounted sales, shared equity and shared ownership' already exist to deliver local housing and the Parish Council will act to deliver housing for local residents as set out in Parish Council Action 3.
- 6.2.15 The Strategic Housing Market Assessment Review (June 2017)<sup>13</sup> sets out under Section 7. Need for Different Sizes and Types of Housing Summary and Implications that: *'modelling indicates that supporting likely of growth in Stoke-on-Trent and Newcastle-under-Lyme will result in a notable increase in the number of one person households and families. While one person households tend to occupy smaller housing, family households demonstrate a stronger tendency towards occupying housing with two or three bedrooms. Projected growth in these types of households can, therefore, be expected to generate a strong demand for housing of all sizes, with the analysis indicating a particular future demand for housing with two or three bedrooms. There also remains a need for smaller properties with only one bedroom and larger homes with at least four bedrooms, and it is recommended that the outputs of this modelling exercise should only be used for guidance. It is advised that policies are not overly prescriptive given that the profile of housing delivered will be driven by the market.'*

*Furthermore, the modelling indicates that growth in the older population will increase the number of residents living in communal establishments, requiring circa 1,450 bedspaces over the period to 2039. This is additional to the OAN<sup>14</sup>, and needs to be considered on the basis of ensuring additional provision of additional bedspaces in*

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<sup>13</sup> Local Plan - Supporting Evidence

<https://www.newcastle-staffs.gov.uk/all-services/planning/planning-policy/joint-local-plan/joint-local-plan-supporting-evidence>

<sup>14</sup> Objectively Assessed Need

*specialist older persons' accommodation.'*

- 6.2.16 The 2017 Questionnaire demonstrated a local preference for smaller, low cost, starter homes to rent or buy on small infill sites. The consultation responses to the First Draft Plan showed that 97.37% of respondents agreed with Policy BBW2. Comments included however that the focus is on the Village Envelope and the Policy fails to recognise the role of Wrinehill and development in other areas of the Neighbourhood Area. The former policy has been revised to improve clarity and housing mix has been moved to a new policy (BBW3).

## 6.3 Built Environment



Main Road, Betley Village Centre

### Planning Policy Context

- 6.3.1 The NPPF sets out in paragraph 126 that *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'* Paragraph 127 goes on to say that *'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.'*
- 6.3.2 Core Spatial Strategy Policy CSP1 – Design Quality sets out that *'new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres.'* Policy CSP2 – Historic Environment advises that *'both Councils will seek to preserve and enhance the character and appearance of the historic heritage of the City and the Borough including buildings, monuments, sites and areas of special archaeological, architectural or historic interest.'*
- 6.3.3 Policy BBW4: Detailed Design in the Parish seeks to ensure new development in the Parish is designed sensitively, responding to the area's distinctive local character and surrounding context. The Policy sets out a local, criteria based design policy for new development in the Parish outside the Betley Conservation Area. The location of parking areas should take into consideration safe and convenient access for occupants to their dwellings, or residents may park on the road in order to be as close as possible to their entrance. Where new parking provision is located to the rear of properties, there may be disturbance to neighbouring houses from vehicles passing along the side of buildings, opening and closing doors and engines starting and this may impact on the more private and quieter areas to the rear of people's houses. Therefore, proposals should include provisions to minimise disturbance through screening, landscaping and careful siting of parking areas.

## **Policy BBW4: Detailed Design in the Parish**

Where planning permission is required, or where the developer must apply to the local planning authority for a determination as to whether prior approval is required, the siting, design and external appearance of new development and extensions should be sympathetic to local rural character and history, including the built environment and landscape setting of the Parish as described in Sections 6.3 and 6.4 of the NDP.

To ensure new development is sympathetic to the surrounding buildings in terms of scale, height, massing, materials, fenestration, roofline and details, buildings should reflect the traditional roof forms, pitches, materials and details of existing nearby historic properties.

### 1. Materials

- A. Materials should be chosen to complement the design of a development and add to the quality of the surrounding environment. They should reflect the local character as described in section 6.3 of the NDP.
- B. Other building forms, for example timber frame structures, will be supported provided they enhance the rural character and quality of the built environment in the Parish.

### 2. Contemporary Designs

- A. New development proposals need not imitate earlier architectural periods or styles and could be the stimulus for innovative designs which promote high levels of sustainability or raise the standard of local design provided they fit in with the overall form and layout of their surroundings.
- B. Sustainable designs which maximise resource and energy efficiency will be supported, provided that they are sympathetic to local character and history, including the surrounding built environment and landscape setting.

### 3. Extensions

Proposals to extend residential properties should be designed to enhance the property, through use of suitable, locally appropriate materials, and should be of a proportionate scale which is subordinate to the main dwelling.

### 4. Plot Density

- A. New development on previously developed sites within the Green Belt should retain the previous volume of built development and plot density so as not to have a greater

impact on its openness.

- B. Within Betley Village Envelope, proposals will need to demonstrate how the development will effectively integrate into the surrounding built form, village scape and landscape.

#### 5. Boundary Treatments, Gardens and Driveways

- A. Where front gardens are provided, schemes should consider local character and context. Where appropriate, front garden areas should be enclosed by hedges using appropriate local species in planting, traditional low brick walls or railings and should provide safe and adequate access including visibility splays and parking to properties. Garages are recommended to be a minimum dimension of 6m x 3m to allow for the parking of a vehicle and storage.
- B. Wherever possible, adequate off road parking should be provided to minimise adverse impacts of cars on the street scene. Where provisions can be made to minimise disturbance to neighbouring properties and quiet garden areas, parking areas, garage courts and service areas should be located at the rear of the site. Surfacing materials, including surface water drainage to prevent surface water flowing out onto the public highway should be sensitive to the local context.

### **Reasoned Justification**

#### **Form and general development of the Parish**

- 6.3.4 Betley and Wrinehill lie along the A531, on the Staffordshire/Cheshire border about eight miles from both Newcastle-under-Lyme and Crewe. The main settlements of Betley, Balterley and, Wrinehill date largely from the 16<sup>th</sup> and 17<sup>th</sup> Centuries.
- 6.3.5 Betley and Wrinehill are linear in form and the design of individual buildings owes much to the character and design of the two former estates of Betley New Hall and Betley Court. These two estates dominated the development of the Parish and the employment and lives of the local community. The 2.5 metre high brick wall bounding the west side of Main Road, Betley Court and Farm, and the Lime Tree Avenue along the same road all still survive creating the unique character of this part of the Village.
- 6.3.6 Housing estates and infill development have extended the footprint of the villages but in essence they have changed very little over the centuries. From Betley Court northwards, cottages, houses and larger town house make up the village-scape running to the end of the Village south of the Old Hall.
- 6.3.7 Before the last war Betley Old Hall, Betley New Hall and Betley Court Estates provided the landscape setting and the parkland of lakes and trees can still be seen today to the east, north-east, south and south-west. In the south Ravenshall merges in to Wrinehill.

- 6.3.8 Balterley is separate from Betley Village, forming a string of dwellings along the A531 comprising small groups and isolated properties. In Wrinehill and Balterley, individual properties line the A531 with gaps in built form linking to the open countryside. There are many more properties in the north of the Parish along A531 and B5500. Balterley comprises of two parts, Balterley Heath and Balterley Green. Balterley Heath is located along the A531, but it also includes Post Office Lane and part of the B5500. Balterley Green is one mile away from Balterley Heath along the B5500, and comprises of the properties along the B5500, Balterley Hall and Hall O'the Wood, together with another cluster of properties along Deans Lane and further back from the B5500, a total of 29 properties in all.
- 6.3.9 During the late 20<sup>th</sup> Century the Parish became a largely residential village with fewer residents involved in local industries or agriculture. During the 1930s to 1950s coal mines and other industries around Madeley closed incrementally and fewer people were required for farming. The local railway station, Betley Road, was closed to passengers in 1945 and to goods traffic in 1950.
- 6.3.10 The character of the village continued to change, and most residents worked further from the village, facilitated by the growth in car ownership. The East Lawns Estate was built in the 1950s and 60s, and further residential development took place between the 1960s and late 1990s, including Ladygates and Betley Hall Gardens in the 1970s, St Margaret's Court, Court Walk and the former Wrinehill Sawmills.
- 6.3.11 The sites of the former Black Horse Public House, the former Ambrose Garage and the former Ivydene Garage were redeveloped for housing early this century and the former Blue Bell Inn in 2017. Residential barn conversions have been undertaken at Bowhill Farm House, Doddlespool Farm, The Elms, Ravenscourt Farmhouse, Ravenshall Farm, Balterley Hall and Cooks Gate Farmhouse over the last 30 years.

### **Character, layout and density: post 1945**



Betley Hall Gardens

- 6.3.12 The post war dwellings comprise individual dwellings and grouped or estate development, such as East Lawns, Ladygates, Betley Hall Gardens, Wickstead Row, St Margaret's Court, Court Walk, the former Wrinehill Saw Mills, the former Black Horse Public House, the former Ambrose Garage, the former Ivydene Garage site and the former Blue Bell Inn sites. Generally, these are of two storeys though in later developments after 1990 the dwellings have increased in size and

some have three storeys. Densities have remained relatively low reflecting this type of rural location, roof pitches have become less steep, and the use of concrete interlocking tiles and pantiles has increased, particularly outside the Conservation Area. Modern architectural features such as soffited eaves, stretcher coursing and lack of brick or other detailing, horizontal window emphasis, the use of uPVC rainwater goods, and lack of chimneys, are at variance with the traditional, older buildings to the detriment of the character and appearance of the Parish.

### **Individual properties**

- 6.3.13 Many buildings have an individual design, built in brick and tile. Modern buildings remain a minority of dwellings in the Parish. Over time local materials have increasingly been replaced by materials from outside of the area and this has led to a loss of character which the Neighbourhood Plan seeks to address. Since 2000, the use of interlocking and concrete pantiles tiles has increased, along with the use of modern roof and window styles, and white uPVC rainwater goods, whilst there has been a reduction in architectural detailing. Many two storey houses have shallower than traditional pitched roofs and often lack chimneys, but they do have enclosed front and rear gardens with sufficient off-road space for car parking.

### **Grouped or estate development**



East Lawns

- 6.3.14 East Lawns Estate built in the 1950s, typical of local authority development of the period, comprises the largest extent of this type of development, in mainly two storey houses built in traditional brick and clay tile, with hedgerow enclosed front and rear gardens, but rarely with sufficient off-road space for car parking. A garage court built to the north west and rear of the main housing, appears to be underused. Properties have pitched roofs, chimneys, inset windows and black rainwater goods.
- 6.3.15 Former Wrinehill Sawmills comprises two storey houses built in the 1990s. The larger properties on New Road are built in traditional brick and clay tile with hedges enclosing front and rear gardens. The courtyard development to the east and rear, comprises two storeys "semis" in brick including some painted brickwork. These have, and have concrete pantile pitched roofs, barge boards and applied decorative wood finishes with uPVC rainwater goods and no chimneys.
- 6.3.16 Betley Hall Gardens (early 1970) situated within the Conservation Area comprises mainly two storey detached dwellings, built in brick with pitched roof, barge boards,

concrete pantiles, chimneys and uPVC rainwater goods. Most gardens are open plan to the front and enclosed by hedges and some of the surviving high brick walls of the former Betley New Hall at the rear. The access roads, pavements and drives are typical of urban estate development constructed in tarmac and paving slabs.

- 6.3.17 Properties in Ladygates (mid 1970s) comprise two storey detached dwellings, built in brick with pitched roofs with barge boards and concrete pantiles, chimneys, uPVC rainwater goods, some flat roofed porches and with open plan front and rear gardens enclosed by hedges. The access road, pavements and drives are typical of urban estate development constructed in tarmac while individual drives vary from slabs, pavers and blocks to tarmac.
- 6.3.18 St Margaret's Court (late 1978-9) and Court Walk (1984-5), both within the Conservation Area comprise detached two storey houses built in traditional brick and clay tile, with pitched roofs, with barge boards in St Margaret's Court and brick detailing to verges at Court Walk. Both have chimneys, inset windows and black rainwater goods. The entry courtyard to St Margaret's Court is open plan with a tarmac access road while courtyard at Court Walk is, surfaced in clay pavers and rear gardens are enclosed partly with high, coped brick walls of the former Betley Court Estate.
- 6.3.19 Wickstead Row (mid-1980s) consists of a small terrace of former local authority maisonettes built in brick and tile with modern barge boards, soffited eaves, no chimneys and with open plan front and rear gardens enclosed by hedges to the rear.
- 6.3.20 Construction of Chamberlain Court was undertaken between 2000-2002, when the Black Horse Public House was first put on the market. Chamberlain Court and Heighley Court (circa. 2000) (the former Ambrose Garage site) are both within the Conservation Area and comprise detached, two storey houses built in traditional brick and clay tile, with pitched roofs, chimneys, brick detailing to verges, inset windows and black rainwater goods both in uPVC and metal. The courtyard development at the Ambrose Garage site is entered through a "coaching arch" and is constructed in tarmac. There are some large houses in Chamberlain Court and the access road is surfaced in clay pavers and all properties have enclosed rear gardens with hedges or walls.
- 6.3.21 The former Ivydene Garage site (circa 2004-5) adjoining the Conservation Area comprises four large, detached, modern designed, three of which are three storey houses built in traditional brick with slate tiles, pitched roofs, chimneys, brick detailing to verges, inset windows and black uPVC rainwater goods. The access road is surfaced in tarmac and hedges enclose rear gardens.

### **Barn conversions**

- 6.3.22 Barn conversions have been undertaken at Balterley Hall, Bowhill Farmhouse, Doddlespool Farm, Elms Farm and Ravens Court Farm and because of the nature of conversions most of the original brick and tile fabric, brick detailing, roof pitches are retained but for the insertion of new openings. These developments have open plan entrance courtyards, car parking areas, sometimes have private gardens and lack chimneys and can compromise the character and appearance of the original buildings.

## The Blue Bell

- 6.3.23 The courtyard development of five houses on the former Blue Bell Inn site in Wrinehill (2016-17) are built in reddish brick with yellow brick detailing and concrete interlocking tiles, with modern soffited eaves and verges, and no chimneys. uPVC windows are not inset, and the rainwater goods are white uPVC. The inner courtyard is surfaced in brick paviours and open plan, the whole site enclosed with a brick wall and small rear gardens are enclosed with hedges. The development is at a higher density than most built up areas in the Parish.

## Local materials and detailing



Main Road, Betley

- 6.3.24 Most buildings built before the Second World War were of an individual design constructed in “traditional material” of local red-brown brick (often with blue brick detailing), clay tiles, clay ridge tiles the more elaborate properties of Betley Court, the Summer House, the former Grindley House, Church House, the Clock House, Beech Wood, Wrinehill Villa, Balterley Hall and others are in Welsh Slate.
- 6.3.25 Boundary walls usually have either stone or brick copings.
- 6.3.26 There are a number of 17<sup>th</sup> Century timber-framed buildings, generally listed; these include Hall o' the Wood (Balterley), the Old Hall, Beehive Cottage, Rose Cottage, Tudor Cottage, Tudor House, Five Steppes, The Steps, Walnut Cottage and others, and The Steps in Wrinehill, survive largely intact and timber framing survives in other such as Ravenshall House and Ravenshall Farmhouse, both brick skinned buildings. The cottage and houses are two storeys with the more substantial buildings such as Betley Court, the former Mere View and Prospect House, Beech Wood, the Old Post Office, Bow Hill Farmhouse, Bow House, the Summer House, Doddlespool Hall and Balterley Hall are of three storeys.
- 6.3.27 The properties, both houses and cottages, invariably have chimney stacks, often elaborate and much in evidence, with pitched roofs at 37° or greater, tiled eaves, the more elaborate Georgian and Victorian buildings with decorative barge boards. Most properties have brick detailing to the gables. Windows are proportioned with a vertical emphasis with side hung casements and the more elaborate Georgian and

Victorian with sash windows. Most windows have sills and lintels constructed in brick or stone and are inset sufficiently to create a shadow line. Rain water goods were in metal painted black and where these have been replaced are in black uPVC. Dormer windows and porches have pitched roofs with barge boards on the older properties in the Conservation Area.

6.3.28 These properties have front and rear gardens with the more substantial set in their own grounds with room to accommodate vehicles clear of the highway. Curtilages are enclosed with either brick walls, railings or hedges (all the former Betley Court Estate properties once had railings to Main Road, and some survive following removal during the War). Betley Court has fine railings and magnificent screen/gates restored mid 1980s and their Victorian cast iron railings at St Margaret's Church, modern railings at St Margaret's School and road side railings along part of Main Road, at Elms Farm and at the junctions of Post Office Lane and Back lane with the B5500. Substantial detailed brick and stone walls are a feature of the village and the Conservation Area at St Margaret's Church, Betley Court, Betley Court Farm, Betley Hall Gardens, along Main Road, The Butts and elsewhere. These properties are at relatively low building density and plot ratios typical of a rural location. Building lines and heights vary along Main Road.

#### **Betley Court Fire, 2019**

6.3.29 The fire at 16:03 BST on 23rd August 2019, caused accidentally by works in the roof space, destroyed most of the roof and seriously damaged much of the fabric of the Grade II\* Listed Building. Rebuilding work has now started on Betley Court. The restoration and re-instatement of this landmark historic building is very important and of concern to everyone in the Parish, Newcastle-under-Lyme and agencies beyond.



Betley Court before the fire



Betley Court after the fire



Betley Court scaffolding, January 2021

### **Promoting High Quality Design**

- 6.3.30 The responses from the residents' Questionnaire showed that a large majority of respondents wanted to preserve the character of the built environment. The responses to the informal consultation on the First Draft Plan showed that 94.87% of respondents agreed with (former) Policy BBW3. Comments included concerns that the criteria were too restrictive for development outside the Conservation Area, they did not support sustainable development and concerns that appropriate plot densities should be a high priority.
- 6.3.31 As part of supporting sustainable development, the NDP aims to promote high quality design in new development which enhances the distinctive local character of the

Parish, provides visual interest and promotes sustainable development. The Steering Group has considered the existing character and context of the area and new development proposals are encouraged to demonstrate how they will make a positive contribution to area's historical pattern of development and gradual and incremental growth over a long period of time.

- 6.3.32 Buildings in the neighbourhood area use a range of materials including traditional materials such as local Staffordshire red/brown brick and clay or slate tiles. High quality traditional materials such as local brick and timber frames can be used in new development in innovative ways to help ensure new development respects the local context.
- 6.3.33 To avoid cars and parking areas dominating the street scene, parking and service areas should be located to the rear of the site and surface treatment of driveways, parking and service areas should reflect the traditional and historic use of natural materials in the Parish.

### **Built Heritage**



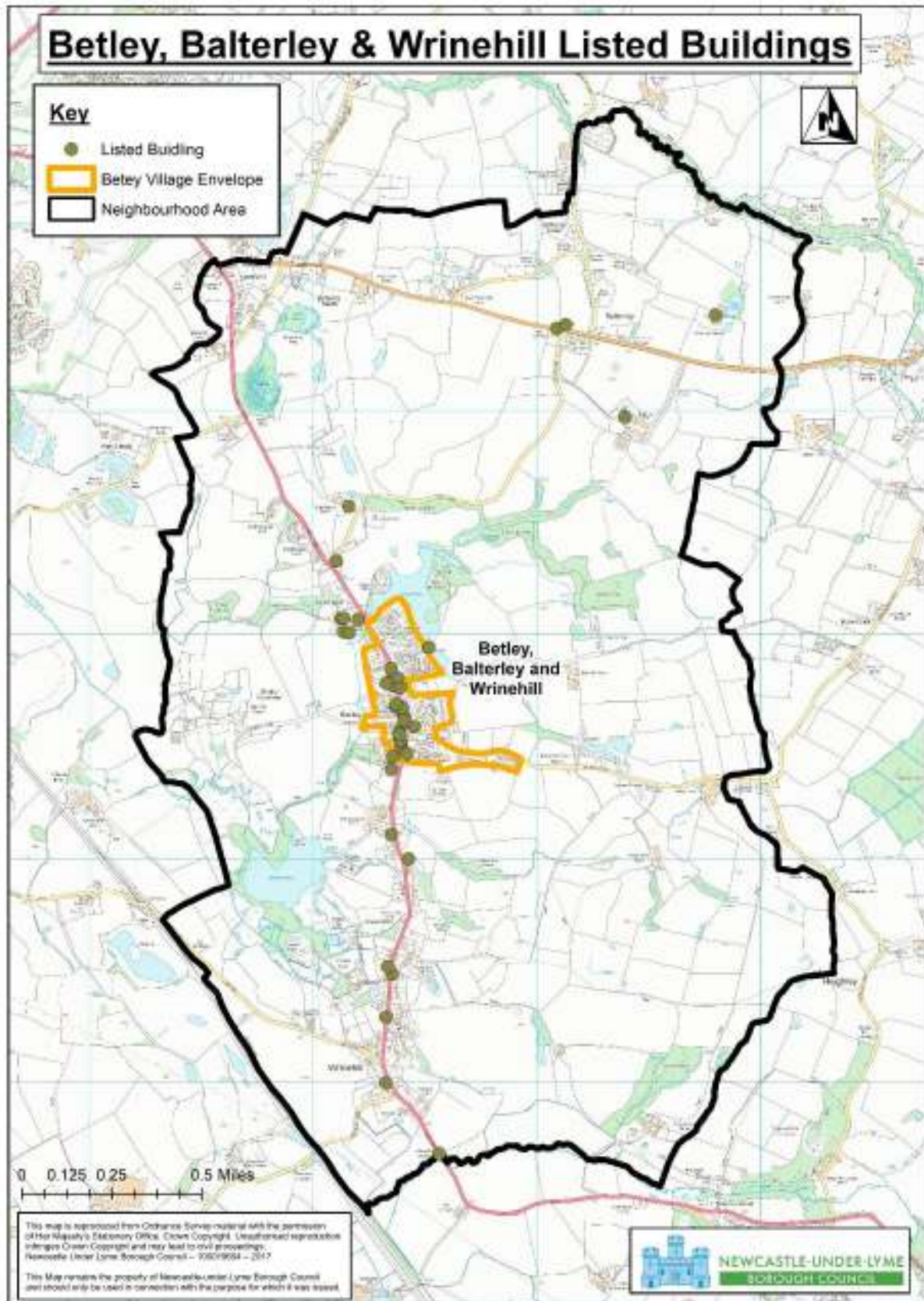
Main Road in the centre of the Village

### **Planning Policy Context**

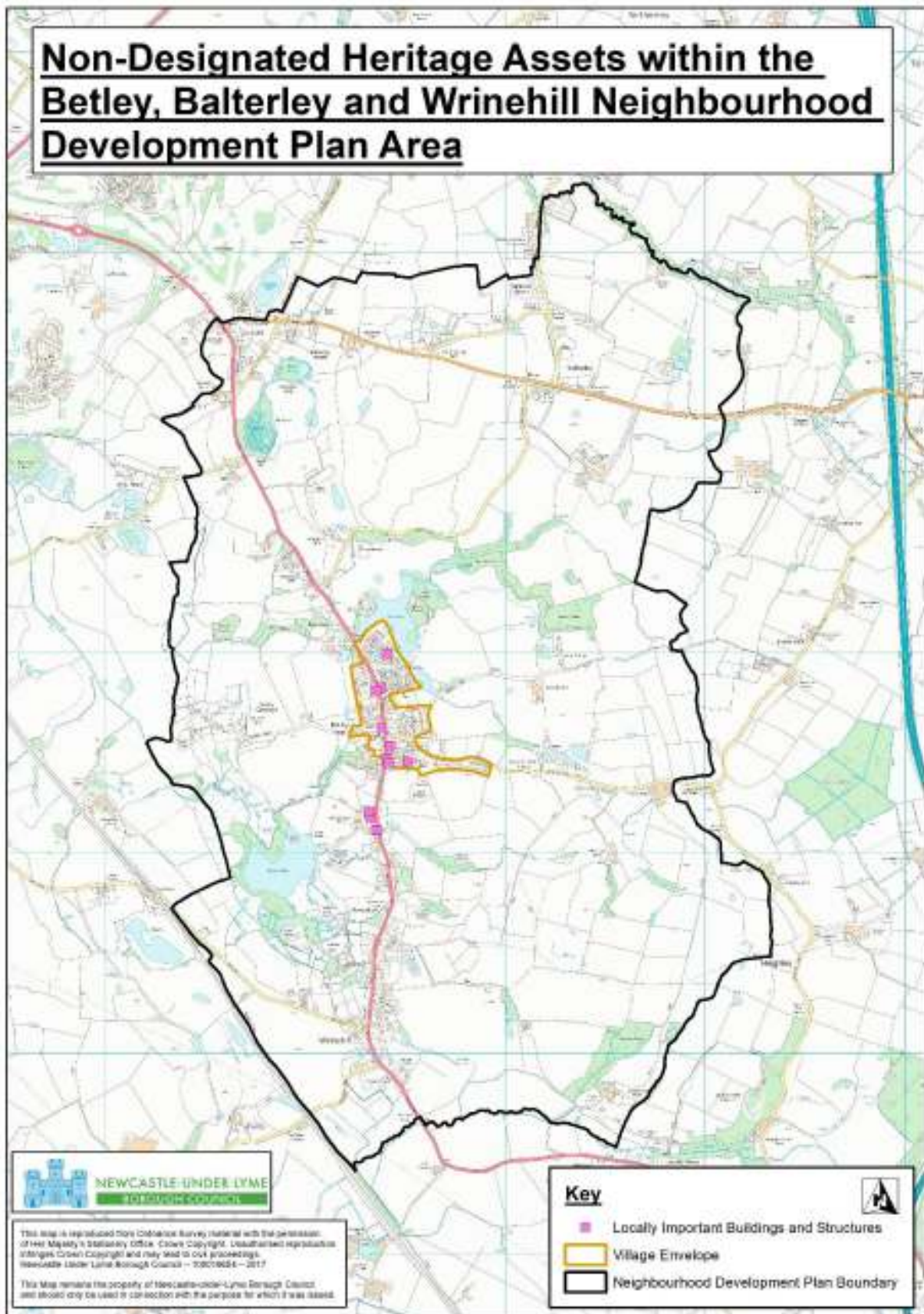
- 6.3.34 The NPPF sets out in paragraph 189 that *'heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 6.3.35 Core Spatial Strategy Policy CSP2 – Historic Environment advises that *'both Councils will seek to preserve and enhance the character and appearance of the historic heritage of the City and the Borough including buildings, monuments, sites and areas of special archaeological, architectural or historic interest.'* A number of saved Local Plan policies also protect conservation areas; these include Policy B9: Prevention of Harm to Conservation Areas, Policy B10: The Requirement to Preserve or Enhance the Character or Appearance of a Conservation Area, Policy B13: Design and Development In Conservation Areas, Policy B14: Development in or Adjoining the Boundary of Conservation Areas, and Policy B15: Trees and Landscape In Conservation Areas.

- 6.3.36 Policy BBW5 seeks to add more relevant detail to Core Spatial Strategy and Local Plan policies, building on a robust local evidence base of technical studies.
- 6.3.37 The Parish has significant built heritage assets, including 46 listed buildings and a Conservation Area covering much of Betley Village. The location of listed buildings in the Parish is shown on Map 3 and the Conservation Area is shown on Map 5. Information about non-designated heritage assets (including historic buildings and structures as well as above and below ground archaeological sites and monuments is provided in the Staffordshire Historic Environment Record (HER) - see <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-Environment-Record.aspx> . Non designated heritage assets are shown on Map 4 and listed in Appendix IV.
- 6.3.38 There have been a number of detailed studies and documents which provide evidence of the areas historic qualities and values of the built environment. These comprise: -
- Betley Historic Character Assessment: Staffordshire County Council and English Heritage, 2012;
  - Betley Conservation Area Character Appraisal: Newcastle Borough Council, 2008;
  - Betley Conservation Area Management Proposals: Newcastle Borough Council, 2008.
  - The Staffordshire Historic Farmsteads Guidance and other associated documents - see <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Farmsteads.aspx> .

Map 3: Listed Buildings



Map 4: Non Designated Heritage Assets



## Historical Development

- 6.3.39 The Betley Historic Character Assessment suggests that there is currently little evidence within the landscape immediately around Betley either for prehistoric or Roman activity, although there is some evidence within the surrounding parishes. This lack of evidence is more likely due to lack of research rather than lack of activity.
- 6.3.40 Betley is first recorded in the Domesday Book (1086) where a small community reliant upon a limited arable resource (as well as meadow and woodland) is noted. The manor was granted to Henry de Audley by the de Betley family in 1226-7 and, at this date, the de Audley's were granted the right to hold a market. It is likely, therefore, that the village, evidenced from documents in the later 13<sup>th</sup> Century, was established at this time. Burgage plots and the market place are still evident within the settlement.



St Margaret's Church

- 6.3.41 The Grade I Listed St Margaret's Church mostly dates to circa 1500 and is unusual for its internal timber framing with the arcade of octagonal chestnut piers and heavy timber and cambered tie-beams in the nave roof. The chancel was rebuilt in 1610 and the church was extensively restored by Scott and Moffat in 1842. Externally it is principally of red sandstone block walls and tower with black and white timbers and Victorian cast iron railings. It has fine stained glass windows including a memorial to those lost in both Great Wars. For further detailed information, see Pevsner Architectural Guides – Staffordshire.
- 6.3.42 Documentary records suggest that there were open fields in Betley during the medieval period and some may have still been operating in the early 18<sup>th</sup> Century. Many of the other historic buildings lying within the historic core are post medieval period; the earliest identified so far is Laburnum Cottage believed to have originated in the 16<sup>th</sup> Century, and while many of these retain all or some of their timber framing others have been wholly or partially rebuilt in brick.
- 6.3.43 Betley Old Hall Grade II\* Listed was a manor house by at least the mid-15<sup>th</sup> Century and was owned at this time by the Egertons of Wrinehill passing to the Tollet's in 1716. The Tollet family continued to buy land around Betley until the 1850s. In 1783

they built a new house (Betley New Hall) on land to the east of the Main Road, providing large Pleasure Gardens, which were developed around the house and the existing fish ponds to the north and east. A large walled garden was developed for growing produce to the north-west of the house, and parts of the walls still remain in Betley Hall Gardens. Betley New Hall was often visited by Florence Nightingale, who describes her enjoyment of rowing on the lake in letters to her friends.

- 6.3.44 In the early 19<sup>th</sup> Century George Tollet IV built a new Model Farm, Grade II\* Listed next to Betley Old Hall and paid for the construction of a Village Reading Room and Savings Bank in Main Road in 1809, used for a while as a village school. He also donated the land for a new, larger school, (the present building) which was built next to the church in 1853. In the mid-19<sup>th</sup> Century the Tollet's estate was sold to three separate owners and in 1925 the estate was put up for sale and the land and buildings sold to various separate owners.



Reading Room

- 6.3.45 Ribbon development along the north-west side of Main Road followed in the late 1920s and 1930s as parts of the agricultural land were developed incrementally, and in 1947 further subdivision of the estate followed the sale of Betley New Hall. After this date, Betley New Hall, its stables and the former lodge facing the junction of Church Lane and Main Road, were incrementally demolished. In the mid-1970s the land was finally sold and developed for new housing (Betley Hall Gardens), only some of the original walls remaining.
- 6.3.46 Betley Court (listed Grade II\*) dominates the southern approach to Betley. It was built in 1716 for John Craddock with 18<sup>th</sup> Century alterations by George Wilkinson. William Eames was commissioned in 1783 to provide extensive gardens with parterres and water features, linked by newly planted trees. Further alterations were carried out to the house in 1809 by John Nash, and in the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries by William Douglas Caroe for Thomas Fletcher-Twemlow.
- 6.3.47 By this time the Fletcher-Twemlows owned much of the land and buildings in the centre and south of Betley including Betley Court Farm. Many of the late 19<sup>th</sup> and early 20<sup>th</sup> Century cottages and houses are marked with Thomas's initials (TFT) and a date, indicating that they form part of his scheme to improve the local housing stock. He employed the architect Robert Griffiths of Stafford to design a number of

cottages and larger properties, most of which are now listed, using a distinctive pallet of red and blue brick with robust Victorian details.

6.3.48 The effect of Fletcher-Twemlow's enterprise was to produce something akin to a 'model' village, with new, purpose-built cottages and houses blending in with the existing, older properties, some which he also converted and upgraded to provide improved housing. His son, Charles (Royds) Fletcher-Twemlow (1901- 1976) and his wife Evelyn (founder of the WI) also lived at Betley Court. When they died the land and buildings were left to a Trust and Betley Court fell into disrepair. In the 1980s the Court was rescued from ravages of dry rot, the court and its stables were separated, and new houses were allowed in the back garden (Court Walk). The courtyard stables were later sub-divided into two dwellings, and the various properties including the Fletcher-Twemlow estate houses and cottages along Main Road went into separate ownerships.



Clock House, from South

## **Betley Conservation Area**

### **Policy BBW5: Conserving and Enhancing Betley Conservation Area**

New development and conversions must preserve and enhance the special historical and architectural character of the Conservation Area.

New development and conversions in Betley Conservation Area should demonstrate how the following design guidelines have been addressed:

1. Designs should seek to conserve and enhance the unique and special character of the Conservation Area and opportunities should be taken to improve the historic character and sense of place within the public realm;
2. Traditional walls, fencing, hedges, hard and soft surfaces must be retained;
3. Development should not result in loss of private gardens or rear

burgage plots (as shown on Map 8), which make a significant contribution to local historic character;

4. The scale and general form of new development should respond to the special character of the character area as identified in the Betley Conservation Area Appraisal, with particular reference to materials and detailing, building lines, building height, plot sizes, plot ratios, roof pitch and form, and vehicular and pedestrian access;
5. New development involving the replacement of existing buildings should have regard to the former plot density and not have an unacceptable adverse impact on the character of the surrounding area through increased scale and massing;
6. New development should be carefully designed to reduce its impact on existing important views within, into, and from the Conservation Area, as identified in the Betley Conservation Area Appraisal (see Map 5 Betley Conservation Area Townscape Appraisal Map); and
7. Development proposals should demonstrate that they will not harm the special character and appearance of the identified "Buffer Zones" (see Map 7 Management Proposals Map from the Conservation Area Management Plan). These zones are: -
  - i. The field to the north of Betley Old Hall;
  - ii. The fields to the south of the Model Farm, including the large meadows which allow good views from the west into the village; and
  - iii. Land to the south and west of Betley Court, which once formed parts of its parkland.
8. New development must take full account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Staffordshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

## Reasoned Justification

6.3.49 The Conservation Area was designated in 1970, and the boundary was drawn to include some of the former Pleasure Grounds of Betley New Hall, the gardens and ponds of Betley Court and the estate lands including the cricket and football pitches south of The Butts.

6.3.50 In March 2010 the Borough Council confirmed an Article 4 Direction<sup>15</sup>. This takes away some of the permitted development rights (minor developments and alterations

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<sup>15</sup> <https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Leaflet%20for%20Betley%20article%204%20direction.pdf>

that do not require planning permission) for some buildings. The effect of an Article 4 Direction is that planning permission is likely to be required for any works which affect the appearance of the outside of the properties. These are:

- Extensions to the property
- Alterations to new windows or doors
- Re-roofing or alterations to chimneys, ridge tiles
- Porches
- Hardstanding
- Taking down or putting up garden walls
- Gates, fences or walls
- Rendering walls or painting the brickwork

6.3.51 The Schedule of Properties affected by the Direction is set out in a leaflet published by Newcastle-under-Lyme Borough Council.





Main Road, Looking North

6.3.52 Betley Conservation Area Character Appraisal and Betley Conservation Area Management Proposals were published by the Borough Council in December 2008. The Conservation Area was extended to include some of the churchyard extension and the properties on the former Black Horse site in 2008 (see Map 7).

6.3.53 The Character Appraisal divides into four Character Areas according to historical development; street pattern and layout; built form; and uses and activities.

6.3.54 The Public Realm is defined and described in section 4.5 of the Character Appraisal This sets out that:

*"There are few examples of historic features in the streets or lanes of Betley, which is probably not surprising considering the rural, unplanned qualities of the conservation area. A short row of Staffordshire blue criss-cross paviers next to the Reading Room is defined by a line of the same paviers laid on edge.*

*Occasionally, such as in Church Lane, there are good examples of 19th century cast iron gutter plates with curved grilles. Low wooden planters define the pavements in places along Main Road, which are mainly covered in black tarmac with concrete kerbs. There is an occasional black bollard, such as the ones defining the entrance to Chamberlain Court. A 19th century cast iron milestone outside Whitegates on the west side of Main Road is listed.*

*Street lighting is provided by modern tall steel standards painted grey, although there are some traditional cast iron lights in the churchyard. Overhead cables and timber telegraph poles occasionally intrude in views. Otherwise, the street furniture materials are all modern."*

6.3.55 The Character Appraisal includes a Summary of key characteristics of the Conservation Area in section 1.2. The positive characteristics are:

- *Attractive setting in undulating countryside with notable views across fields and historic parkland;*
- *The many ponds, streams and meres in and around Betley; Areas of dense woodland and fields infiltrate the village and provide strong links to the adjoining countryside;*
- *An avenue of lime trees marks the southern entrance from Wrinehill;*

- *Main Road retains a large number of varied listed buildings, mostly in residential uses, providing a mostly cohesive streetscape to either side of the road;*
- *Buildings have varied scales from modest timber framed cottages to prestigious village houses built of brick;*
- *St Margaret's Church (grade I) dates to the 15th century, and is built from local red sandstone and timber-framing;*
- *Betley Old Hall (grade II\*) marks the northern entrance to the village and is also 15th century, with striking elevations of timber framing and plastered panels;*
- *Betley Court (Grade II\*) is located further south and with its entrance gates, walls and former stables, forms the most notable building in the village;*
- *Mainly residential uses apart from the Reading Room, the Village Shop and Post Office, the Swan Public House, Betley Court Farm and the village cricket and football pitches (the active Village Hall lies just outside the conservation area boundary);*
- *Varied materials including local sandstone, limestone, red and blue brick, and timber framing;*
- *Use of red brick with blue/black brick in chequer pattern, such as Bowhill Farmhouse;*
- *Many examples of the use of blue/black roof tiles, scalloped or plain, the occasional use of natural slate, and one thatched property.*

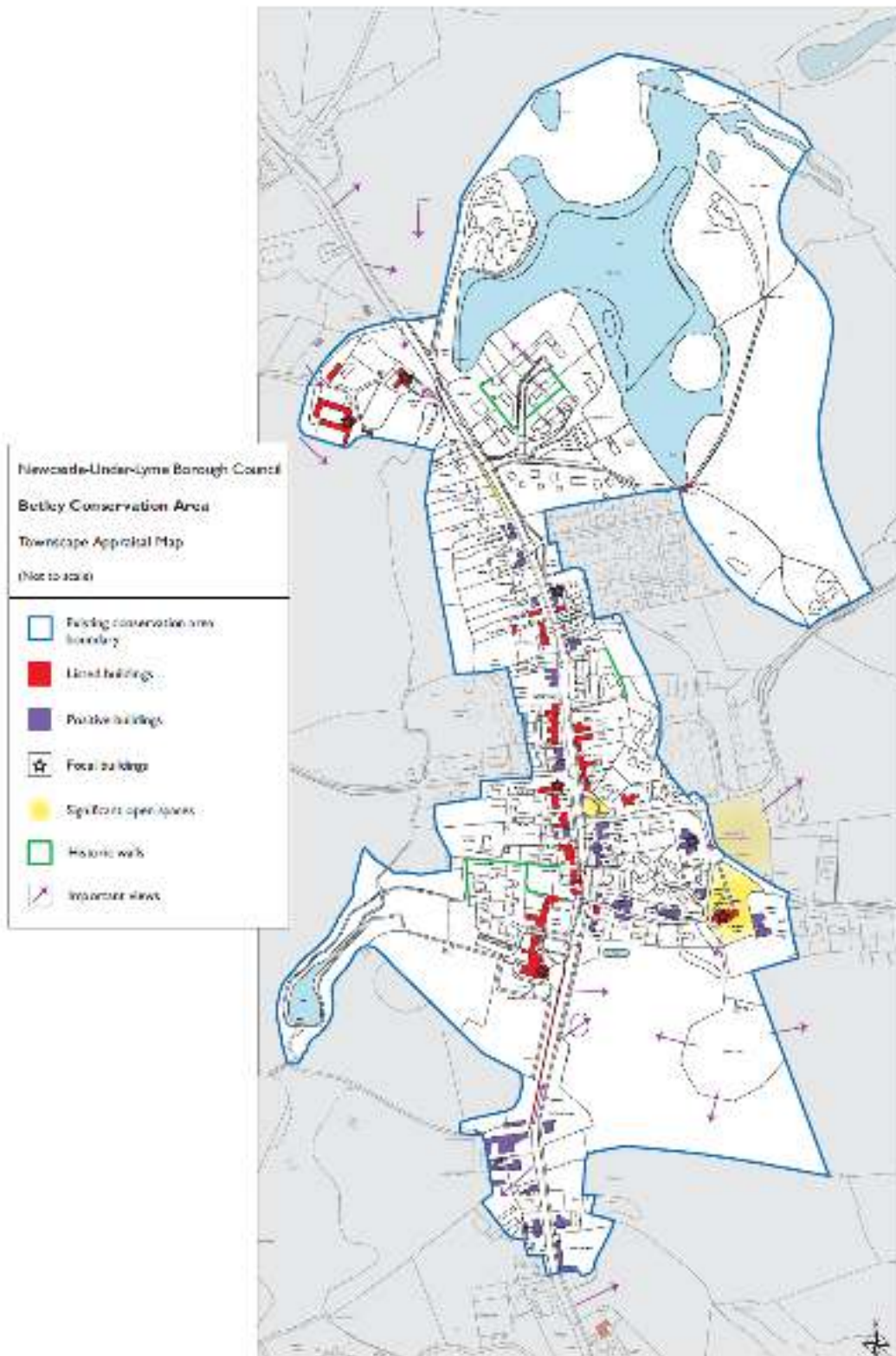
6.3.56 The Character Appraisal also notes other features which contribute to the special character of the Conservation Area. These include stands and avenues of trees, ridge and furrow fields, boundaries formed by trees, hedges and planting and man-made boundaries of sandstone blocks, wrought or cast iron railings, and blue and red brick walls of various heights. In the centre of the village, the small front gardens are an important feature. Steeply pitched tiled roofs which may once have been thatched and chimney pots and stacks are also noted. Four building styles are identified and described in more detail: timber framing, village brick houses, estate houses and 19<sup>th</sup> century brick cottages. Important features which contribute to the public realm include traditional paving materials such as blue criss-cross paviers, and cast iron gutter plates with curved grilles. The replacement of modern lighting columns and street furniture with more traditional designs would enhance the area.

6.3.57 The Character Appraisal also identifies the significant views and vistas in the Spatial Analysis:

*"Betley is surrounded by attractive countryside which is accessed by a number of footpaths which allow views into and out of the village, sometimes across water. The undulating topography also provides particularly attractive views to and from St Margaret's Church and from the cricket ground in all directions. More notable views can be seen through the buildings of Betley Court Farm, from the Model Farm at Betley Old Hall, and across the field to the north-east of Betley Old Hall. The most important views are marked on the Townscape Appraisal map.*

The Townscape Appraisal Map is reproduced as Map 6.

### Map 6: Betley Conservation Area Townscape Appraisal Map



(Please note that this map was prepared by Newcastle under Lyme BC and there appear to be some omissions to the historic walls. These will be considered when the Conservation Area is next reviewed.)

6.3.58 The Management Proposals set out 4 policies and proposals to preserve and enhance the Betley conservation area. These are:

**Policy Betley CA No. 1:**

*The Borough Council will carefully monitor applications on the outskirts or edges of the Betley Conservation Area, particularly in the Buffer Zone to the east of Betley Old Hall, and will refuse those which could adversely affect the conservation area due to the proposed development's use, height, bulk, detailing, loss of green open space, or the loss or the negative effect on important views into or out of the conservation area.*

**Policy Betley CA No. 2:**

*The Borough Council will continue to protect and wherever possible, enhance, the rural qualities of the conservation area, including refusing applications for new development which would result in the removal or reduction of trees or established planting.*

**Policy Betley CA No. 3:**

*(i) Any new development must adhere to policies within the Local Plan, the emerging LDF, and national guidance, most particularly PPG15 and PPG16;*

*(ii) The Borough Council will refuse applications for new development in or on the edges of the Betley Conservation Area which would result in the loss of existing garden space, or which would conflict with the prevailing form of historic development.*

*(iii) 'Positive' as well as listed buildings must be retained and their settings protected from unsympathetic development.*

*(iv) New development should follow the following guidelines:*

- The scale and general form of new development should follow established historic precedent, with particular reference to building lines, plot sizes, plot ratios, and vehicular and pedestrian access;*
- New development involving the replacement of an existing building should not increase the volume of development on the site;*
- New development should be sympathetic to the surrounding historic buildings in terms of scale, materials and details;*
- The roofs and chimneys in the Betley Conservation Area are an important part of its special character and new development should reflect the traditional roof forms, pitches, materials and details, of existing historic properties;*
- New development within the conservation area should be carefully designed to reduce its impact on existing views, both within and into, the conservation area.*
- New development which might adversely affect views out of the conservation area (where different planning constraints apply) will be carefully monitored.*

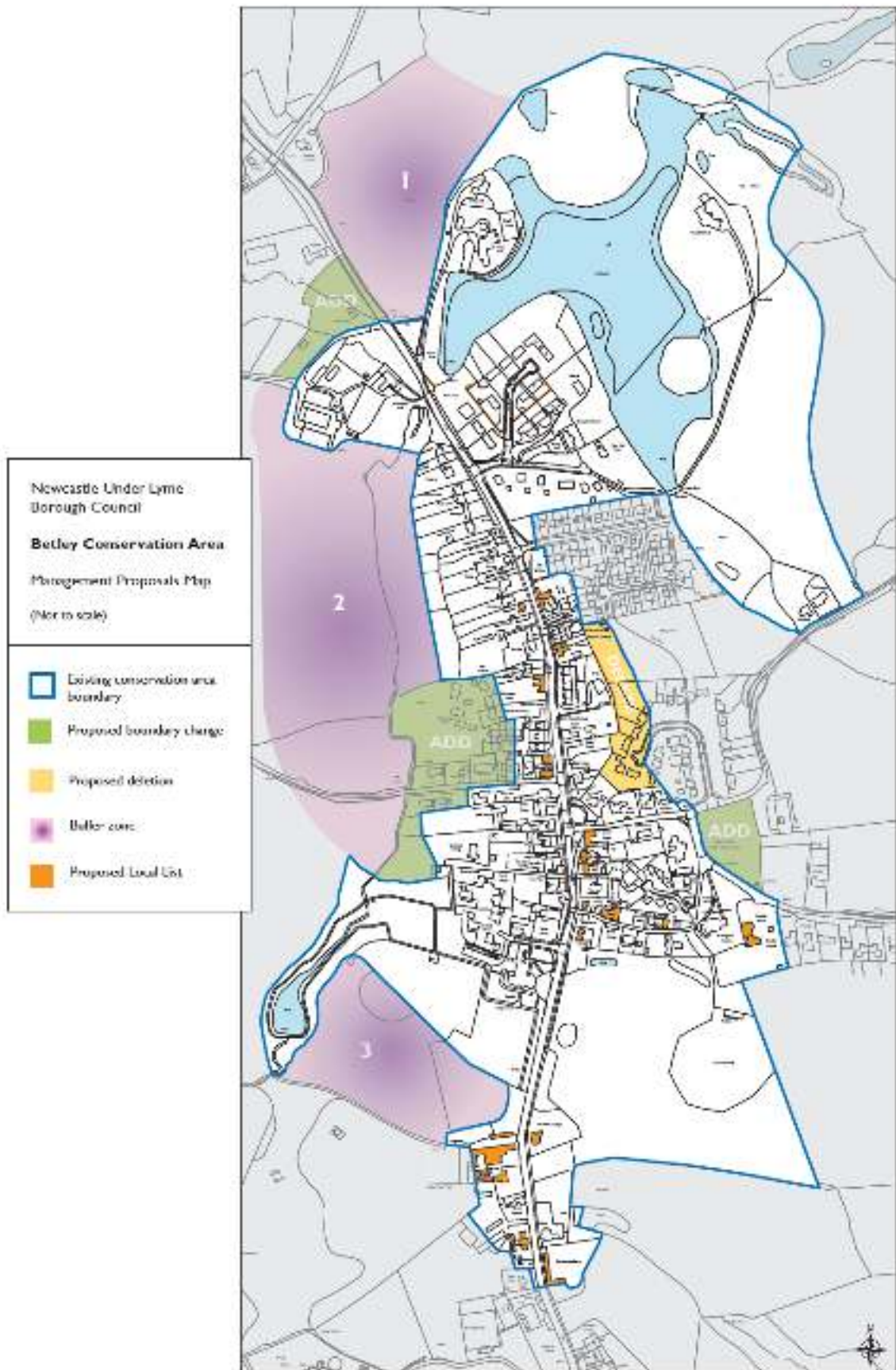
**Policy Betley CA No. 4:**

*The Borough Council will insist that all applications for change to historic buildings (listed, locally listed and 'positive') use the correct materials and details.*

6.3.59 The Management Proposals also recommend the designation of three landscape “Buffer Zones” where the Borough Council, in making planning decisions, should take account of these sensitive locations and consider the impact of any proposals on the special character and appearance of the Conservation Area. These are shown on Map 7 and are: -

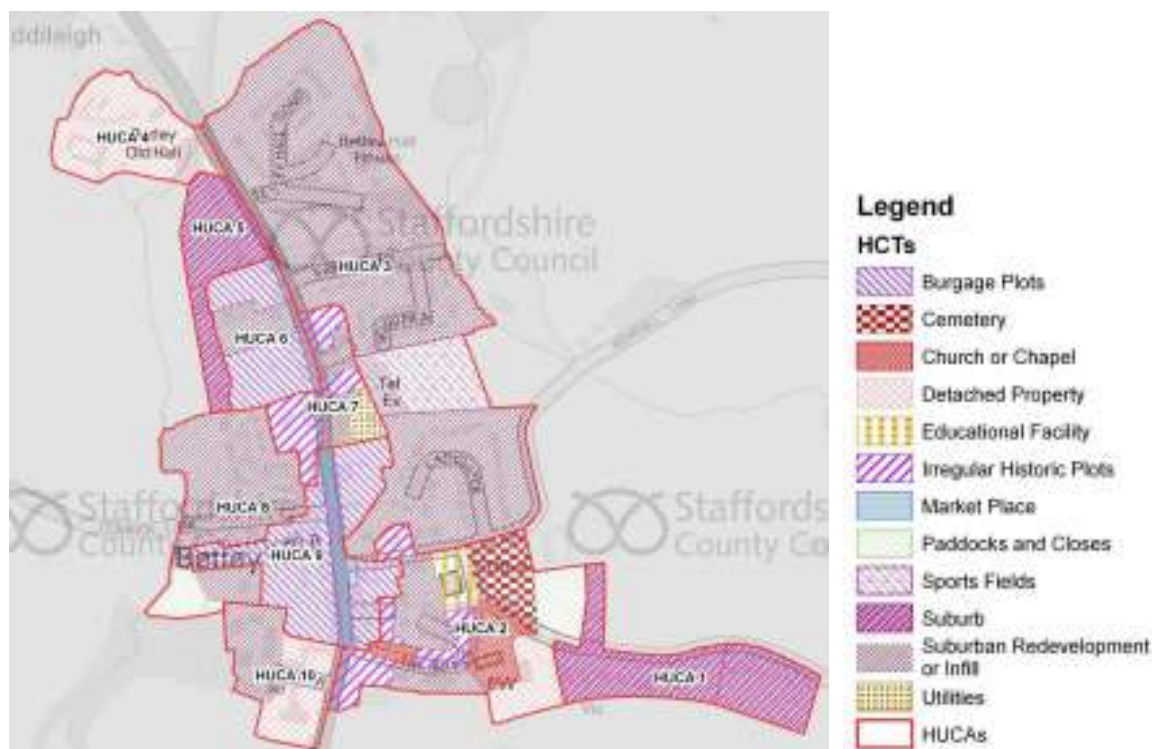
- The field to the north of Betley Old Hall;
- The fields to the south of the Model Farm, including the large meadows which allow good views from the west into the village;
- Land to the south and east of Betley Court, which once formed parts of its parkland.

**Map 7: Management Proposals Map**



6.3.60 Betley Historic Character Assessment (2011, Staffordshire County Council and English Heritage) provides detailed information about the development and the current historic character of Betley. Ten Historic Urban Character Areas (HUCAs) are identified in Betley and these are shown on Map 8 in the document (reproduced as Map 8 in the NDP). The map clearly shows areas of burgage plots which date from the medieval period.

**Map 8: Betley Historic Character Assessment, Map 8**



(Note: 'HTC' refers to 'Historic Character Type')

6.3.61 A burgage plot is a plot of land longer than it is wide. It can include any structures on it and is typical of medieval towns and villages. In response to the Regulation 14 public consultation, Historic England commented that as Betley's origin is as a medieval planned town and it retains well preserved burgage plots, there is every potential for below ground archaeological remains to survive that could be adversely affected by future development. Therefore, an additional clause referring to archaeology has been inserted into Policy BBW5.

6.3.62 The Historic Character Assessment describes how "*the origins of Betley as a borough are believed to date to circa 1227 when the new lord of the manor, Henry de Audley, was granted a market charter. The creation of burgage plots formed part of the process of town creation, along with a market place and are linked to burgage tenure whereby the lord of the manor conferred certain rights to tenants under a town charter in return for a fixed money rent. There is no known town charter for Betley, but medieval documents describe it as a borough as late as the early 15th century and 41 burgage plots were recorded in an inquisition of the de Audley family's estates taken in 1298. Like Kinver, Betley is an example of an undefended linear town plan incorporating the market place within a deliberately widened street. This is the most common medieval town plan form in the country. The burgage plots are traditionally long and narrow, probably representing the maximisation of rents across the smallest area possible. Map 8 (reproduced as Map 8 in the NDP) shows where they survive in the modern townscape. The greatest area lies along Main Street from*

*The Butts northwards; as already mentioned it is not clear on the current evidence whether the area of 'Irregular Historic Plots' could have originated as burgages. However, to the north of this area (HUCA 6) a second area of burgage plots have been identified on the western side of Main Road. This area could represent part of the original town plan or possibly may indicate that expansion occurred at a later (but unknown) date in the medieval period. The clarity of the plan form of the medieval town to the east of Main Road was probably impacted when the landscape park was created."*

- 6.3.63 The Conservation Area Character Appraisal notes that "*The loss of gardens and other open green spaces to new housing development in the past (e.g. Chamberlain Court and Court Walk) and the continued pressure for more backland development*" is a key spatial issue.
- 6.3.64 The local community's support for protecting the historic character of the area is clear from the responses to the Questionnaire survey. 97.44% of respondents to the informal consultation on the First Draft Plan Policy agreed with (former) Policy BBW4. Comments included that it was important to maintain character and building styles, there was overlap with (former) Policy BBW3, and there was a need for support from the relevant planning departments.

## 6.4 Natural Environment



Avenue of trees along Main Road  
Looking north from Betley Court Farm towards Betley Court

### Protecting and Enhancing Local Landscape Character

#### Planning Policy Context

- 6.4.1 NPPF paragraph 174 advises that *'planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'*
- 6.4.2 Core Spatial Strategy Policy CSP4 – Natural Assets advises that *'the quality and quantity of the plan area's natural assets will be protected, maintained and enhanced through the following measures – 3. Ensuring that the location, scale and nature of all development planned and delivered through this Core Spatial Strategy avoids and mitigates adverse impacts, and wherever possible enhances, the plan area's distinctive natural assets, landscape character, waterways, network of urban green corridors and priority species and habitats identified in the UK Biodiversity Action Plan and the Staffordshire Biodiversity Action Plan.'*
- 6.4.3 Newcastle under Lyme Local Plan (adopted 2003) Saved Policy N3 - Development and Nature Conservation - Protection and enhancement Measures sets out that *'development proposals will be expected to avoid or minimise any adverse effects and, where appropriate, to seek to enhance the natural heritage of the Borough'* by various measures. Saved Local Plan Policy N4: Development and Nature Conservation – Use of Local Species sets out that *'where development includes*

*landscaping and/or planting, developers will be required to use the greatest possible proportion of native species characteristic of the locality, preferably of local provenance, except where special requirements of purpose or location dictate otherwise.'* Policy N8: Protection Of Key Habitats advises that *'the Council will resist development that may harm, directly or indirectly, an ancient woodland site, unimproved lowland grassland or area of lowland heathland or peatland, unless the applicant can demonstrate that the need for the development clearly outweighs the need to safeguard the habitat.'* Saved Local Plan Policy N14: Protection of Landscape Features of Major Importance to Flora And Fauna sets out that *'development that may harm, directly or indirectly, a list of landscape features are of major importance for wild fauna and flora will not be permitted unless it can be demonstrated that there are reasons for the development which clearly outweigh the need to retain the feature.'* N17 Landscape Character - General Considerations advises that *'development should be informed by and be sympathetic to landscape character and quality and should contribute, as appropriate, to the regeneration, restoration, enhancement, maintenance or active conservation of the landscape likely to be affected.'*

- 6.4.4 Policy BBW6 seeks to identify and protect those intrinsic features which contribute to the attractive landscape setting of Betley, Balterley and Wrinehill Parish, whilst encouraging new development to incorporate appropriate new planting and locally significant features into landscaping schemes.

### **Policy BBW6: Recognising the Intrinsic Character of the Countryside and Protecting and Enhancing Valued Landscapes**

#### Landscape Character

Development proposals should recognise the intrinsic character of the countryside or distinctive historic built form of the Betley, Balterley and Wrinehill neighbourhood area. Landscaping schemes should protect and enhance locally valued landscapes. Development will be supported where:

1. Development proposals demonstrate how siting and design have taken into consideration local landscape character by using locally appropriate materials (see Policy BBW4), designing suitable landscaping schemes and providing locally appropriate boundary treatments including hedges, brick walls and railings. Modern suburban hard and soft landscaping elements and excessive external lighting should be avoided and SUDS principles should be incorporated in the design of driveways and access routes;
2. Landscaping schemes use locally appropriate native species in tree, woodland and hedgerow planting which provide opportunities for biodiversity net gain, or where off site compensation is provided, habitats are improved or created nearby (see paragraph 6.4.14);
3. Development is located to take account of or respond to existing landscape elements such as dips in the landform, and woodland and

thick hedges to provide screening;

4. Additional screening fits with the scale and character of existing landscape elements and, where possible, boundary treatments include replacing lost field boundary hedges and field corners.
5. Key views into and out from the villages of Betley and Wrinehill are protected from inappropriate development (see Policy BBW5);
6. Key existing local landscape features which contribute to the intrinsic character and beauty of the countryside including boundary walls, hedgerows and trees, low mounds, erratics, marl pits and ponds and meres and areas of Ridge and Furrow landscape are conserved; and
7. The existing linear settlement pattern of Betley Village is protected including the historic arrangement of intact Burgage plots. Backlands and their unique built form should be conserved.
8. The visual and physical separation of Wrinehill and Betley along the A531 is maintained, and the villages' distinctive identities and landscape context are protected.

#### Agricultural Buildings

New, large scale agricultural buildings in the rural parts of the Parish should be designed to integrate into the landscape, for example through the use of timber cladding, dark coloured roofing materials and including an associated landscape scheme and screening.

### **Reasoned Justification**

- 6.4.5 The landscape of Betley Parish provides the setting and backdrop to its buildings and contains important environmental features including hills, streams, lakes and mosses worthy of preservation in their own right, as well trees and views which also merit protection. The landscape today is a product of the underlying geology, the effects of various erosional activity during the Ice Age, (the last glacier retreated some 12,000 years ago), subsequent weathering and, particularly, agricultural and other human activity.
- 6.4.6 Staffordshire County Council published Planning for Landscape Change Supplementary Planning Guidance in 2010<sup>16</sup>. This document identifies a number of Regional Character Areas including Regional Character Area 61 - Staffordshire Plain. Within these Character Areas, various landscape types are described and the Parish of Betley, Balterley and Wrinehill lies within the area identified as ancient clay farmlands; in Staffordshire this type is geographically well defined and restricted to the western side of the county. It is characterised by the irregular pattern of hedged fields with ancient hedgerows and oaks, by subtle evidence of former heathland, and

<sup>16</sup> <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/NaturalEnvironmentLandscape.aspx>

by a dispersed settlement pattern with small rural towns.

- 6.4.7 The major land use has been dairying, dictated by the stagnogley soils derived from boulder clay which covers Triassic mudstones, to create a rolling lowland plain; however, pockets of sandy soil have supported arable production, and this has spread to the heavier soils in recent years. There are estate land and parkland variants, but the major visual distinction between landscapes, from relatively well wooded to very open, appears only on further subdivision on the basis of landscape quality.

### **Characteristic landscape features**



Aerial Photograph - Parish Looking West

- 6.4.8 Various landscape elements contribute to local character and distinctiveness in the neighbourhood area. These include mature hedgerow oaks and strong hedgerow patterns; narrow winding lanes, often sunken; small broadleaved and conifer woodlands; well treed stream and canal corridors; hedgerow damsons; occasional native black poplars; numerous farmsteads, cottages, villages and hamlets of traditional red brick; a gently rolling landform with stronger slopes in places; dispersed settlement pattern; halls and manors; marl pits and field ponds; meres and mosses.
- 6.4.9 Local landscape character is dominated by undulating low mounds of boulder clay (glacial till) glacial sand and gravel, alluvial gravels and sands and former lake sediments overlying Keuper Salt Beds, Keuper Marl Beds, and Keuper Sandstone. Dean Brook, Hazeley Brook, the streams from Betley Pond (dug out at Betley New Hall) and Checkley drain north-west to the Dee Estuary and there are substantial hollows in the glacial material at Betley Mere (61 metres - 200ft), Little Betley Mere, Black Mere and Craddocks Moss (probably former kettle holes).
- 6.4.10 There is substantial area of woodland around Betley Mere and at Black Firs, both designated Sites of Special Scientific Interest and at Betley Gorse, Bowsey Wood, Shuffers Wood Steele's Coppice, Stockings Cote and Wrench's Wood. The Parish was covered by ice for about 12,000 years and many erratics (displaced stones and boulders) are distributed throughout. The east-facing bunter Pebble Bed escarpment

at Heighley (144 metres 475ft) and Knowl Bank to the east of Betley is followed by a dip slope facing westwards, which produces a spring line and a sandy spit of land on which runs the main road (the A531) north west to south east. There were bore holes and springs on this geological interface and virtually every house in Betley before the 1930s had its own well and pump driven straight through to the water-bearing strata below.

- 6.4.11 The heavy boulder clays provide a suitable soil for cattle or sheep, the clay supporting healthy grass as it is carbonate-rich, alkaline and moisture retentive: by contrast, the lighter sandier soils are more suitable for cereal crops. Some of the many depressions and ponds on the higher ground were marl pits where clay containing broken or half dissolved marine shells was dug to be spread on the adjoining sandy fields to counteract acidity and loss of moisture. The landscape pattern of today reflect land ownership, the three large former estates, current farming practice and the distribution of development.
- 6.4.12 The east-facing escarpment between Heighley and Knowl Bank to the east of Betley forms the highest point in the Parish at 150 metres and the related dip slope, facing westwards, culminates in a spring line and a sandy area of land along which the main road (the A531) runs. Eventually the ground slopes down to a small stream running roughly parallel to the main road, from Betley Old Hall into Betley Mere at 80 metres in height. This slope is most noticeable down Common Lane, where the land falls towards a bridge before rising again towards Betley Common. The artificial lake created in the former grounds of Betley New Hall and other artificial pools are valuable features of the local landscape.

## Trees and Hedgerows



Post Office Lane, Balterley



Poplar Trees, Church Lane



Main Road, Wrinehill

6.4.13 Trees are abundant in the Parish and make a major contribution to its landscape character. For example, the Lime Tree avenue along Main Road at “The Wilderness”, trees of the former Betley Court Estate, and substantial woodland area around Betley Mere, Black Firs, Betley Gorse, Bowsey Wood, Shuffers Wood Steele's Coppice, Stockings Cote and Wrench's Wood.

6.4.14 There are substantial area of woodland around Betley Mere and at Black Firs, Betley Gorse, Bowsey Wood, Shuffers Wood Steele's Coppice, Stockings Cote and Wrench's Wood, which constitute a significance and substantial part of the landscape of the Parish. Such is the importance of trees in terms of biodiversity, air quality and amenity that every effort should be made to ensure their retention. The Parish Council would like to see trees protected and woodland enhanced through the following: -

- Tree and woodland planting.
- Increasing planting of hedgerow trees and field corners to rebuild the structure of the landscape where decline is occurring.
- Planting of new native woodland between ancient woodlands, to link them together to improve biodiversity and increased habitats.
- Ensuring in new planting proposals that native broadleaved species are included.
- Stream corridors reinforced with additional linear planting of waterside species.
- The preparation of a detailed survey setting out the location, description, and

species contained in the hedgerows of the Parish. In addition, there various opportunities for small-scale improvements for biodiversity. These include nectar-rich planting for pollinating insects, the provision of hedgehog access in garden fences and walls, installation of appropriate bird and bat boxes. The Parish Council would like to work with residents to retrofit measures such of these to support biodiversity across the Parish.

### **Biodiversity Assets**



Black Firs, Cranberry Bog

6.4.15 The Parish has significant wildlife and biodiversity assets. In addition to several areas of ancient woodland, the area has two Sites of Special Scientific Interest (SSSI) at Black Firs and Cranberry Bog and Betley Mere, both of which are also of European significance, and protected under the Ramsar Convention as part of the Midlands Meres and Mosses. The Screening Statement for the SEA Determination<sup>17</sup> Appendix A provides a List of environmental designations within the Neighbourhood Area:

#### **RAMSAR/SSSI**

1. Midland Meres and Mosses Phase 1 / Betley Mere SSSI
2. Midland Meres and Mosses Phase 2 / Black Firs and Cranberry Bog SSSI

#### **Regional Nature Reserve**

Cranberry Bog and Black Firs

#### **Sites of Biological Interest**

1. Mill Dale
2. Steele's Coppice, Stockings Cote and Betley Gorse
3. Wrench's Wood

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<sup>17</sup> Screening Statement Determination of the need for a Strategic Environmental Assessment (SEA) Betley, Balterley and Wrinehill Neighbourhood Development Plan 2020-2033 Regulation 14 Draft Plan - see [www.bbwplan.org](http://www.bbwplan.org)

4. Shuffers Wood and Grassland
5. Bowsey Wood

#### **Biodiversity Alert Sites**

South of Plum Tree Farm

#### **Ancient Woodland**

1. Bowsey Wood 1
2. Mill Dale Wood
3. Birkswood

Map 9 shows the Biodiversity Assets in the Parish.

- 6.4.16 Newcastle under Lyme Borough Biodiversity Opportunity Mapping Report (2014)<sup>18</sup> identifies eight biodiversity opportunity zones across the borough which reflect the ecological habitat characteristics and opportunities for each area. Biodiversity Opportunity maps are developed to show where priority habitats could be enhanced, restored or created in a particular area. Opportunity zones identified in Betley, Balterley and Wrinehill include the following:

*"**Meres and Mosses** - Often associated with a variety of wetland habitat types which illustrate natural progressions from open water through swamp and fen habitats, to wet willow or alder woodland, which in turn are associated with a large diversity of insects. Mosses are bog communities also developed in glacial hollows, which similarly provide a habitat for an extensive range of rare and highly specialised plants and animals.*

***Woodland** - The maturities of woodland throughout the borough are very mixed with many young planted woodlands or woodlands in early successional stages or toward the north. The decline of industry in Stoke and Urban Newcastle has left many interspersed parcels of trapped remnant semi-natural woodlands. In the more rural areas of the borough woodlands are still relatively fragmented however there are more frequent larger blocks of both planted and semi-natural stands.*

***Grassland** - Farmland covers a significant proportion of Newcastle under Lyme Borough with the dominant use appearing to be pasture with grasslands cut for silage and hay and areas of arable land on more productive ground. In terms of Ecological Characterisation, there is a distinct change throughout the Borough, with grassland areas in the north and surrounding the conurbation of Newcastle predominantly exhibiting an irregular field size existing on a wide range of soil types, many of which are in post-industrial areas. There is a mixed sward diversity with improved pasture intermixed with meadows of reasonable diversity."*

- 6.4.17 A large majority of respondents to the questionnaire wished to preserve the character of the natural environment. In the consultation on the First Draft Plan, 97.44% of respondents agreed with the Policy and comments included that it repeats national policy or law and a request for local farmers to be encouraged to delay hedge cutting until spring.

- 6.4.18 The results of the Questionnaire clearly show that local residents place a high value on the local landscape and would like to see its distinctive features protected and

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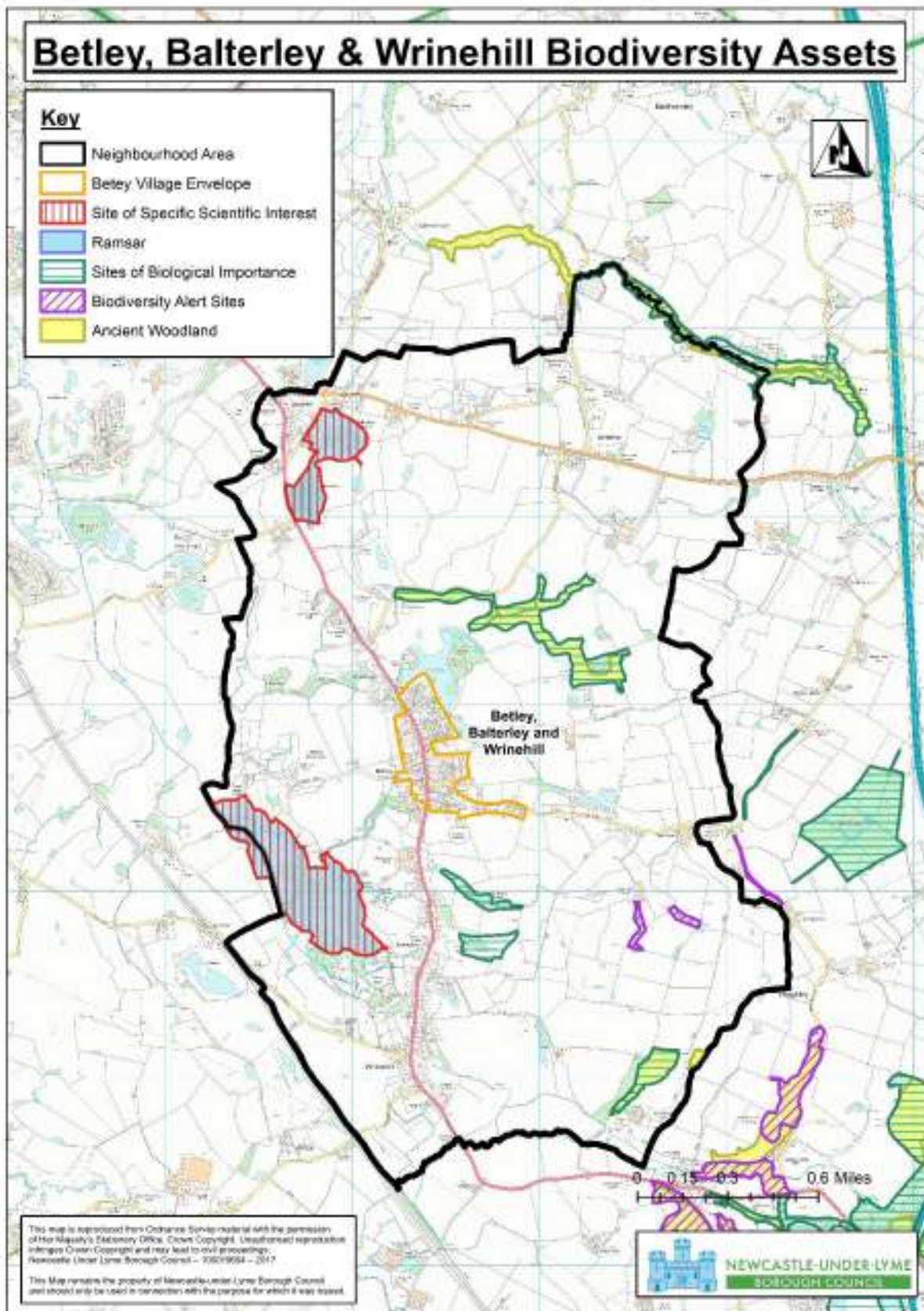
<sup>18</sup> [https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning\\_Policy/Monitoring/Biodiversity\\_Opportunity\\_Report\\_Newcastle\\_2014\\_Final.pdf](https://www.newcastle-staffs.gov.uk/sites/default/files/IMCE/Planning/Planning_Policy/Monitoring/Biodiversity_Opportunity_Report_Newcastle_2014_Final.pdf)

enhanced. The responses to the consultation to the consultation on the First Draft Plan showed that 97.44% of respondents agreed with the Policy. One comment suggested that the Draft Policy was "excellent", another that it was repetitive and another that it should be merged with the policy on wildlife. The Policy was amended taking into account comments submitted by Newcastle-under-Lyme Council. At the Regulation 14 consultation stage, Staffordshire Council suggested that the NDP should note need for conservation of the catchments of the Meres. Any pollution, including siltation occurring in the catchments will eventually end up adversely affecting the Meres. The catchments of the Meres and Mosses are shown on Map 10.

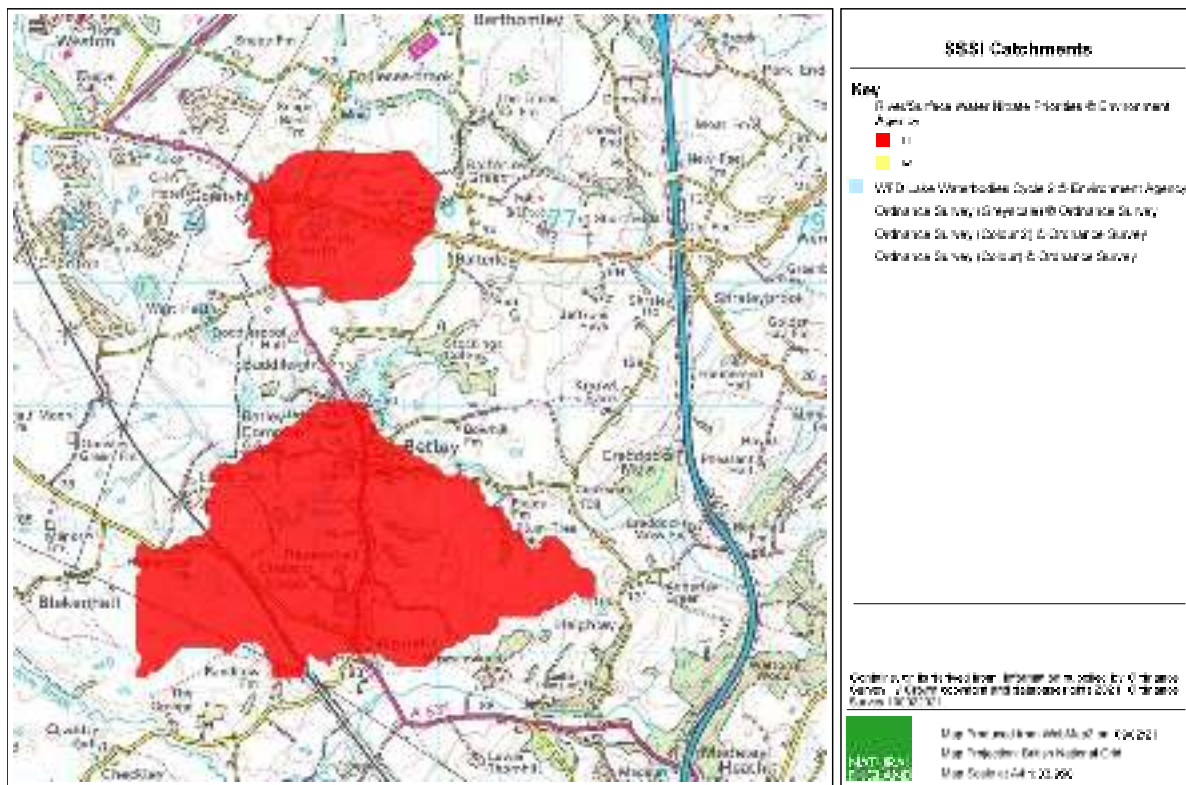


Footbridge 1 Cracow Moss, part of Betley Mere SSSI

### Map 9: Biodiversity Assets



**Map 10: Catchment of the Meres and Mosses**



## 6.5 The Local Economy and Community Facilities

### Local Employment



Businesses at Betley Court Farm

### Planning Policy Context

- 6.5.1 Paragraphs 84 and 85 of the NPPF set out how planning policies should support a prosperous rural economy. Paragraph 84 states that planning policies should enable *"a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*
- 6.5.2 Paragraph 85 goes on to say that that planning policies should recognise that *"sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport."* In such circumstances, it is important to ensure that development *"is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable."* Paragraph 149 advises that *"a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt."* Exceptions to this include *"(g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development; or*
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."*
- 6.5.3 Paragraph 150 sets out that *"certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not*

*conflict with the purposes of including land within it." These include: "(d) the re-use of buildings provided that the buildings are of permanent and substantial construction (paragraph 146)."*

- 6.5.4 Core Spatial Strategy ASP6 – Rural Area Spatial Policy advises that *'the Council will take a positive approach towards rural enterprise relating to the availability of the local workforce. In particular opportunities will be sought to encourage: the sensitive and sustainable diversification of traditional rural economies, a positive contribution towards enhancing local landscape and biodiversity, appropriate re-use, conversion, or replacement of existing buildings in sustainable locations, and provision of essential rural services.'* Policy SP3 Spatial principles of movement and access includes *'maximising the accessibility of new residential, employment, retail, development, health and education centres, green open space, leisure and sport facilities as well as strategic transport interchanges, such as railway stations, by walking, cycling and public transport.'*
- 6.5.5 Saved Local Plan Policy E12: The Conversion of Rural Buildings sets out that the *'conversion of rural buildings for new employment purposes will, subject to amenity and highway considerations, be supported as a means of providing jobs in the rural areas, so long as various requirements are met.'* Policy T16 - Development - General parking requirements sets out parking standards and Policy S3 - Development in the Green Belt sets out in v that *'the re-use of an existing building, whether for residential or other uses, may be acceptable providing it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it.'*
- 6.5.6 NDP Policy BBW7 aims to encourage small scale business development which is appropriate in the Parish and which does not have an unacceptably adverse impact on local roads and residential amenity.
- 6.5.7 It should be noted that generally planning permission is not needed when the existing and the proposed uses fall within the same 'use class'. In addition, some changes from one use class to another are covered by 'permitted development' rights (meaning that planning permission is deemed to have been given). Some building work associated with these changes of use can also be covered by 'permitted development' rights. However, to be eligible for any of these rights, the proposals must meet the specific limitations and conditions set by national legislation. One such condition on certain classes of permitted development is the need to submit an application to the Local Planning Authority for its 'Prior Approval; or to determine if its 'Prior Approval' will be required. This allows the Local Planning Authority to consider the proposals, their likely impacts in regard to certain factors (eg transport and highways) and how these may be mitigated. For further information, including on recent changes to use Classes, permitted development and prior approval please see the Planning Portal:  
[https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use\\_and](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use_and)  
[https://www.planningportal.co.uk/info/200187/your\\_responsibilities/37/planning\\_permission/2](https://www.planningportal.co.uk/info/200187/your_responsibilities/37/planning_permission/2) .

### **Policy BBW7: Supporting Conversions of Existing Buildings for Small Scale Business Development (Class E)**

Where planning permission is required, conversions of existing buildings for new small-scale employment and service related business facilities will be

supported provided:

1. Safe access is provided to and from the public highway for all vehicles including the provision of servicing and turning areas;
2. Conversion does not lead to the introduction of significant additional traffic into environmentally sensitive areas or the creation or aggravation of traffic problems. Any significant adverse impacts from traffic will be required to be mitigated through suitable traffic management measures;
3. There is suitable provision of parking including cycle parking for employees and visitors, where possible provided on site, taking account of the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport, local car ownership levels, and adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
4. Local residential amenity is protected, and suitable measures are put in place to mitigate and reduce to a minimum any noise or air pollution or other disturbance which impacts on human health and quality of life; and
5. The proposed conversion conserves or enhances intrinsic local character and distinctiveness and maintains the historic character and setting of traditional rural buildings through landscaping and design.

### **Reasoned Justification**

- 6.5.8 Although the Parish is primarily a residential village, it does in fact have a surprising number of businesses. The main focus of business activity in the village of Betley is in the centre of the village where the Village Shop and Post Office, The Swan Inn, Pool Farm Veterinary Surgery and Paul's Hair Care all lie on or just off Main Road, the A531.
- 6.5.9 There are three educationally based businesses including the school, nursery and the Academy for the Performing Arts, and three medically based businesses including the doctor's surgery and pharmacy, a vets and a care home.
- 6.5.10 In the wider rural area many businesses are agricultural, but some reflect recent diversification of agricultural activities into business, retail, leisure and lifestyle related activities. A number of residents run their businesses from their home addresses including a number of craftspeople and businesses that are able to telework.
- 6.5.11 Betley Court Farm on the A531 is a mixed farm which has diversified its activities into tourism (B&B and holiday lets), retail (furniture - Betley Stable Interiors), and food (Betley Tea Rooms). In addition, a former milking parlour has been converted into office space for the local office of NFU Mutual Insurance Company and teaching/performance space for the Academy for the Performing Arts.

6.5.12 Appendix VIII provides more detail about local businesses in the area.

6.5.13 The 2011 Census showed that 68.0% of residents (aged 16-74) in the Parish were economically active. The highest proportion of these (18.0%) were employed in wholesale and retail trade; repair of motor vehicles and motor cycles, followed by education (14.5%) and human health and social work activities (12.4%). In terms of occupations, 18.7% were managers, directors and senior officials and 25.8% had professional occupations. Retirees made up 23.7% of the population and only 1.5% were unemployed.

6.5.14 The Neighbourhood Plan Consultation Questionnaire showed the following:

- Responses to Question 12 indicated there was positive support for the development of economic and employment opportunities through the neighbourhood plan with an overall 65% agreement.
- Responses to Question 13 supported local and new businesses being created but in existing buildings with 94.8% positive agreement. **The use of new buildings was not supported with 73.8% disagreement.**
- The Question 14 chart indicates that business types supported included offices (60%), retail business (68%) and small business (71%). There was disagreement for light industrial (77% opposed this) and transport/ warehousing (96% did not support this).
- 38 additional comments were attached to Question 14. Comments were mainly positive but a small number would not like any business development in the Parish. The comments can be summarised as positive for agriculture, a café, grocery shop, farm shop, garden centre and equestrian.

6.5.15 Feedback from the business survey showed that businesses were keen to retain local services such as the shop and Post Office and believed that anything the NDP could do to encourage small-scale, low-impact enterprises would be positive. Encouraging walking and cycling was seen as positive for many retail and catering businesses so the quality of footpaths was a concern. Parking was seen as an issue by a number of respondents.

6.5.16 The responses to the consultation on the First Draft Plan showed that 94.87% of respondents agreed with the Draft Policy and 5.13% disagreed. There were comments about the Policy not supporting business development in the wider area outside the Village Envelope including Wrinehill and Balterley and concerns about traffic flow and parking.

## Home Working

### **Policy BBW8: Supporting Homeworking**

Where planning permission is required proposals for the provision of accommodation for home based working will be supported providing they do not compromise residential amenity or highway safety.

New residential development should incorporate suitable provision for new communications technologies including infrastructure and connections to high speed broadband wherever possible.

## Reasoned Justification

- 6.5.17 In the Residents' Questionnaire 32.9% indicated that their place of 'work, training or study' was the Parish, indicating a number of people working from, or with businesses based at home. The consultation on the First Draft Plan showed that 94.87% of respondents agreed with the draft Policy and 5.13% disagreed. There were suggestions that the Policy was not needed or open to abuse and a comment that the Policy should refer to reliable high-speed broadband which has since been incorporated. The Policy has also been re-worded to improve clarity in response to comments from Newcastle-under-Lyme Borough Council.
- 6.5.18 There is evidence that the proportion of homeworkers is growing both nationally and regionally. The Office for National Statistics (ONS) published a report on the Characteristics of Home Workers in 2014<sup>19</sup>. Key points in the report include:
- Of the 30.2 million people in work in January to March 2014, 4.2 million were home workers, giving a home worker rate of 13.9% of those in work. This is the highest rate since comparable records began in 1998.
  - The number of home workers has grown by 1.3 million and the rate by 2.8 percentage points since 1998
  - Home workers tend to work in higher skilled roles than the rest of the population and consequently earn on average a higher hourly wage.
  - Almost two-thirds of home workers were self-employed in 2014.
  - Using the home for work is most prevalent within the agriculture and construction industries.
  - Working from home is more prevalent among individuals who are older.
- 6.5.19 Not all development which supports homeworking requires planning consent. However, the SNDP recognises that home working is likely to increase over the plan period, as working practices continue to change, and where there is investment in suitable telecommunications provision.

## Community and Recreational Facilities



Betley Cricket Club

<sup>19</sup> <https://data.gov.uk/dataset/5ca5bb2a-0e35-4e51-90fd-5e723083c450/characteristics-of-home-workers>

## Planning Policy Context

- 6.5.20 NPPF paragraph 84 advises that *'planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'* Paragraph 93 goes on to say that *'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; and c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.'* Paragraph 98 advises that *'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.'*
- 6.5.21 Core Spatial Strategy Policy CSP5 - Open Space/Sport/Recreation sets out that the plan area's open space, sports and leisure assets will be enhanced, maintained and protected through various measures. Policy CSP10 - Planning Obligations requires development to include provision for necessary community facilities to avoid placing an additional burden on the existing community. Saved Local Plan Policy IM1 – Provision of Essential Supporting Infrastructure and Community Facilities sets out that *'where a development proposal would require improvements to infrastructure or essential facilities to make it acceptable then the developer will be required to carry out or contribute to the funding of appropriate works.'* Policy C4: Open Space in New Housing Areas sets out local open space standards for new development.
- 6.5.22 The Parish Council encourages additional local consultation to help the community understand and shape proposals for any changes to local community and recreation facilities provision. There should be evidence of strong support for any proposal which would affect identified community assets.
- 6.5.23 Policy BBW9 Community Facilities and Policy BBW10 aim to protect existing community facilities and recreation and open spaces and to support investment in new facilities in the NDP area.

### **Policy BBW9: Community Facilities**

Community facilities in the Parish are identified on Maps 11A, 11B and 11C. These are:

- Village Hall, Betley
- St Margaret's Church, Betley
- Reading Room, Betley
- Methodist Chapel, Betley
- St Margaret's Church of England Primary School, Betley
- The Broughton Arms Public House, Balterley
- The Crown Public House, Wrinehill
- The Hand & Trumpet Public House, Wrinehill
- The Swan Public House, Betley

- The Village Shop & Post Office, Betley
- Betley Tea Room, Betley
- The Doctors Surgery, Wrinehill

The loss of these facilities through change of use or redevelopment or development will not be supported, unless it can be demonstrated that the facility is unlikely to be needed in the foreseeable future, in order to maintain the community's ability to meet its day-to-day needs.

Provision of new recreational, community and educational facilities and enhancement of existing facilities will be supported, provided the proposal satisfies other policies in the Plan.

### **Policy BBW10: Recreation and Open Space Facilities**

Recreation and Open Space facilities in the Parish are identified on Map 11A. These are:

- Betley Cricket Club
- Betley Football Club
- Sandy Croft
- Play area to the rear of the Village Hall
- Tennis Courts
- Bowling Green
- Playing Fields
- Memorial Garden
- Incidental Open Spaces.

#### Development resulting in loss of existing facilities

The change of use or redevelopment or development of existing facilities to other uses will only be supported where the following can be demonstrated:

1. An assessment has been undertaken which shows that the facility is surplus to requirements or there is evidence that the facility is no longer viable; or
2. The loss would be replaced by alternative provision, on a site within the Parish, of equivalent or enhanced facilities, which are accessible by walking and cycling and which have adequate car and cycle parking; or
3. Alternative sports and recreational provision will be provided, the benefits of which clearly outweigh the loss of the current or former use.

#### Provision of new and enhancement of existing facilities

Development which contributes towards the improvement of existing, or provision of new recreational, community and educational facilities will be actively encouraged.

## Reasoned Justification

6.5.24 Community facilities and services in the Parish include the following:

- **Betley and District Village Hall**

The Village Hall is used widely by community groups including the Women's Institute, BATS (Betley Amateur Theatrical Society), U3A, Scouting groups and the Parish Council. The Village Hall has recently spent over £70,000 on updating the **children's play area**. In addition there is a **Bowling Green**, home to an active Bowls Club and a **Tennis Court**, open to the public but also with an active Tennis Club.



Betley Village Hall

- **St Margaret's Church** has an active congregation and shares a vicar with All Saints Church, Madeley. The church also runs a well-used **Reading Room** in the centre of Betley which opens on three occasions during the week. It has internet access and serves light refreshments.
- **St Margaret's Church of England Primary School** is presently full to its maximum capacity (two form entry) and there is no scope to extend the school building on its present site. Staffordshire County Council's playing field, used regularly by the school, is located nearby between Ladygates and East Lawns.
- The **Methodist Chapel** on The Butts is used for regular services and is also home to the Betley Local History Society which meets monthly.
- **Betley Cricket Club** has its ground and pavilion at the top of a rise of land directly east of Betley Court, close to St Margaret's Church. **Betley Football Club** also play on an adjoining piece of land. Both clubs have active youth programmes and are well used by local children.
- On Common Lane there is an area of green space that is owned by the Parish Council called **Sandy Croft**. This was opened to the public in 2017 and now includes a community orchard, picnic benches and an area sown with wildflowers.
- The parish is visited by a Staffordshire Mobile Library – a service that was recently threatened but saved after a local campaign.

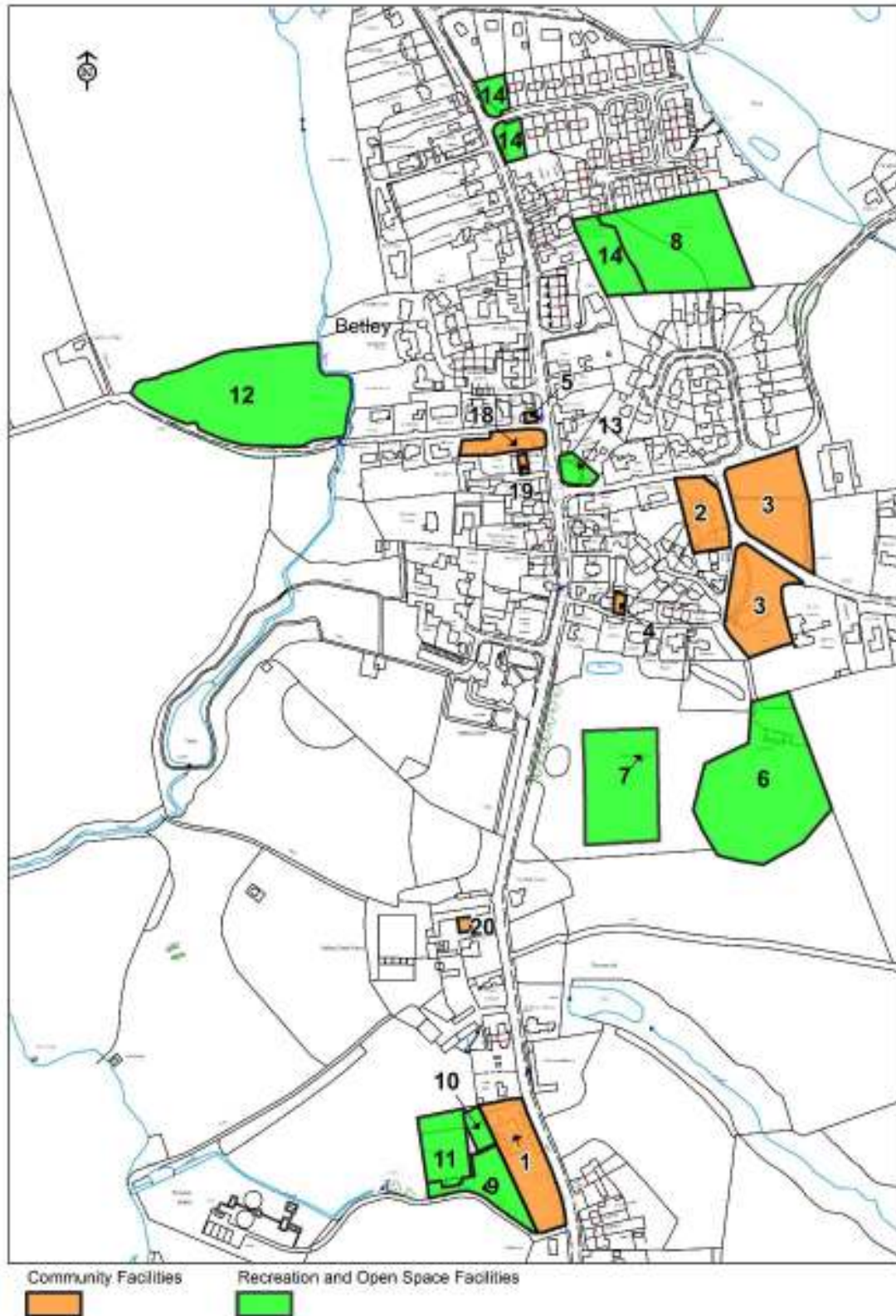
- **Betley and District Horticultural Society** hold an annual village show at Betley Court Farm on the first Saturday in August which is well attended and includes a range of activities including a horticultural show, show jumping and a variety of entertainments. In addition the annual **Betley Bonfire** is held on or around November 5<sup>th</sup>, again at the Farm, and has raised well in excess of £120,000 for local charities since being re-started in 2006. It has been in existence for around 50 years and was originally held to raise funds for the building of the Village Hall.

6.5.25 The key community facilities in the Parish are listed on Table 5 and identified on Maps 11A, 11B and 11C. The four public houses, village shop, Betley Tea Room and the Doctor's Surgery were added after the Regulation 14 public consultation in response to comments from residents. These are all highly valued local community facilities.

**Table 5 Community and Recreation Facilities**

Number on Maps 11A, 11B and 11C	Facility
1.	Village Hall and car park
2.	St Margaret's Church of England Primary School
3.	St Margaret's Church and churchyard
4.	Methodist Chapel
5.	Reading Room
6.	Betley Cricket Club
7.	Betley Football Ground
8.	Betley Primary School Sports Ground
9.	Children's Playground
10.	Tennis Court
11.	Bowling Green
12.	Sandy Croft
13.	Memorial Garden
14.	Incidental Open Spaces
15.	The Broughton Arms PH, Balterley
16.	The Crown PH, Wrinehill
17.	The Hand & Trumpet PH, Wrinehill
18.	The Swan PH, Betley
19.	The Village Shop & Post Office, Betley
20.	Betley Tea Room, Betley
21.	Doctor's Surgery, Wrinehill

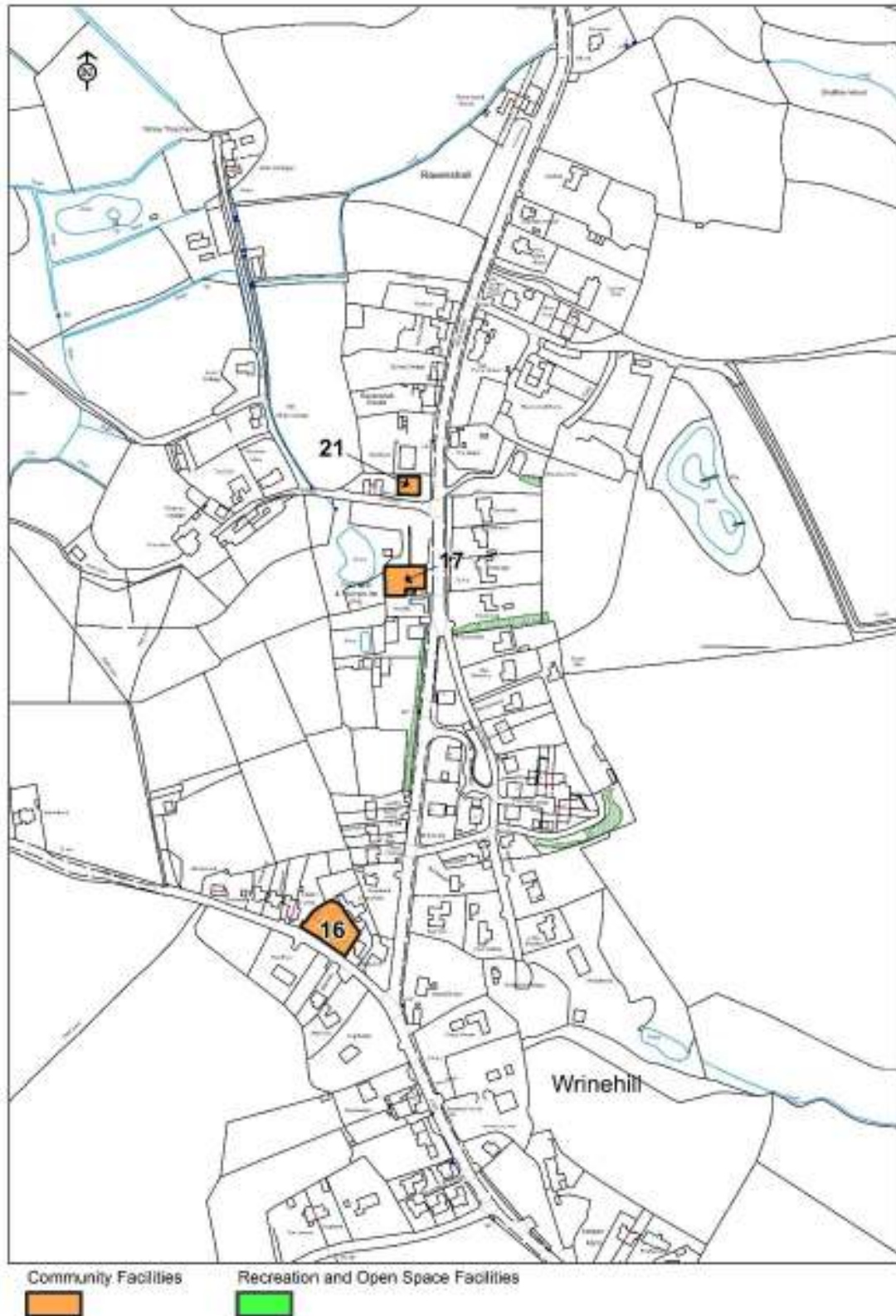
**Map 11A: Community and Recreation Facilities in Betley**



**Map 11B: Community and Recreation Facilities in Balterley**



**Map 11C: Community and Recreation Facilities in Winehill**



- 6.5.26 The community consultations demonstrated that these local facilities are highly valued by residents. The responses to the Household Questionnaire showed that amongst the strengths or positive features of the community and facilities that residents regarded as important, healthcare facilities e.g. the doctor's surgery was identified by 93% of respondents, the Village Hall by 91%, the Primary School by 68% and the Reading Room by 62%. Play facilities were recognised as important by 56% of residents.
- 6.5.27 In the consultation on the First Draft Plan, 100% of respondents agreed with the Policy to protect community facilities. Comments noted that community facilities are essential to village people, especially the elderly. The Betley Show is over 160 years old, and with the Bonfire, attracts 1,000s of visitors and Betley is well-known for the events, the Cricket Club and the pubs. The policy has been revised and split into two policies following advice from Newcastle-under-Lyme Borough Council.



Main Road Wrinehill, looking south

## 7.0 Parish Council Actions

- 7.1 In addition to the Planning Policies, following actions have been identified for the Parish Council working with other groups and agencies as appropriate. These actions will complement the planning policies and help to make Betley, Balterley and Wrinehill a more sustainable parish.

### **Parish Council Action 1: Addressing Transport, Safety, Noise and Air Pollution**

Increasing traffic volume and speed, put residents' well-being, health and safety at risk. The Parish Council will seek to reduce traffic and improve safety in the Parish through "traffic management" and related measures.

To improve road and pedestrian safety and to reduce the impact of traffic the following traffic management measures will be sought:

1. A 20mph limit and zone in the centre of Betley Village and a 40 MPH zone outside 30 limits;
2. "Traffic gateways" at the north and south entrances to the Betley and Wrinehill and beyond and at the Village Hall to reinforce the perception of the need to reduce speed;
3. A clearly marked and structured pedestrian priority area in the centre of the village between Church Lane and Common Lane and possibly beyond;
4. The potential for the introduction of average speed cameras;
5. The Parish Council will work with County Highway Authorities in Cheshire and Staffordshire and other bodies to ensure that all through and heavy traffic is directed to the strategic highway network away from villages in the rural parishes of the Borough;
6. Support for the retention and enhancement of public transport services; and
7. Support for the retention and enhancement of public footpaths and bridle paths, to encourage walking and cycling for their contribution to health and well-being;
8. The Parish Council will work in co-operation with relevant authorities to reduce the impact of air pollution throughout the Parish; and
9. The Parish Council is aware of the issue of overhanging hedges and will continue to work with Staffordshire County Council and landowners to keep pavements and footpaths clear from overgrown hedges, trees and vegetation.

### **Parish Council Action 2: Assets of Community Value (ACVs)**

The Parish Council will seek the long term success and retention of ACVs by maintaining a dialogue and nominating and consider any ACV that is at risk of closure or for sale for acquisition for the benefit of the community.

Residents of the Parish benefit from and enjoy the use of a variety of services and facilities. Without these facilities such as the Village Hall (including tennis court, bowling green and play area), the Reading Rooms, the Village Shop, St Margaret's Church, St Margaret's School, the Doctor's and Vet's surgeries, the cricket and football clubs, Betley Court Farm Tea Rooms, the Swan, the Crown, the Hand and Trumpet, and Sandycroft open space, the Parish would be a much diminished community. These "Assets of Community Value" are especially important to local

people who value and use them and would wish to retain their continued presence and success.

**Note**

Under the Localism Act, 2011 and the Assets of Community Value (England) Regulations, 2012 the community in Betley can nominate places and spaces that are important to local people as “Assets of Community Value” and if they come up for sale, the community has the opportunity to bid for them” - (mycommunity.org). Using the “Community Right to Bid” legislation, if an asset ever comes up for sale, the community has up to six months to raise the funds to bid for it.

**Parish Council Action 3: Housing for Local People**

The Parish Council will seek to deliver new housing specifically for local people already living in the Parish to be available in perpetuity for both the young and elderly people wishing to remain living in the Village and to enable the latter to “downsize”.

**Parish Council Action 4: Other Actions**

The Parish Council will investigate further woodland surveying.

As the Plan develops matters may emerge, such as reviewing the Register of Locally Important Buildings and Structures, which may require action by the Parish Council.

## 8.0 Next Steps

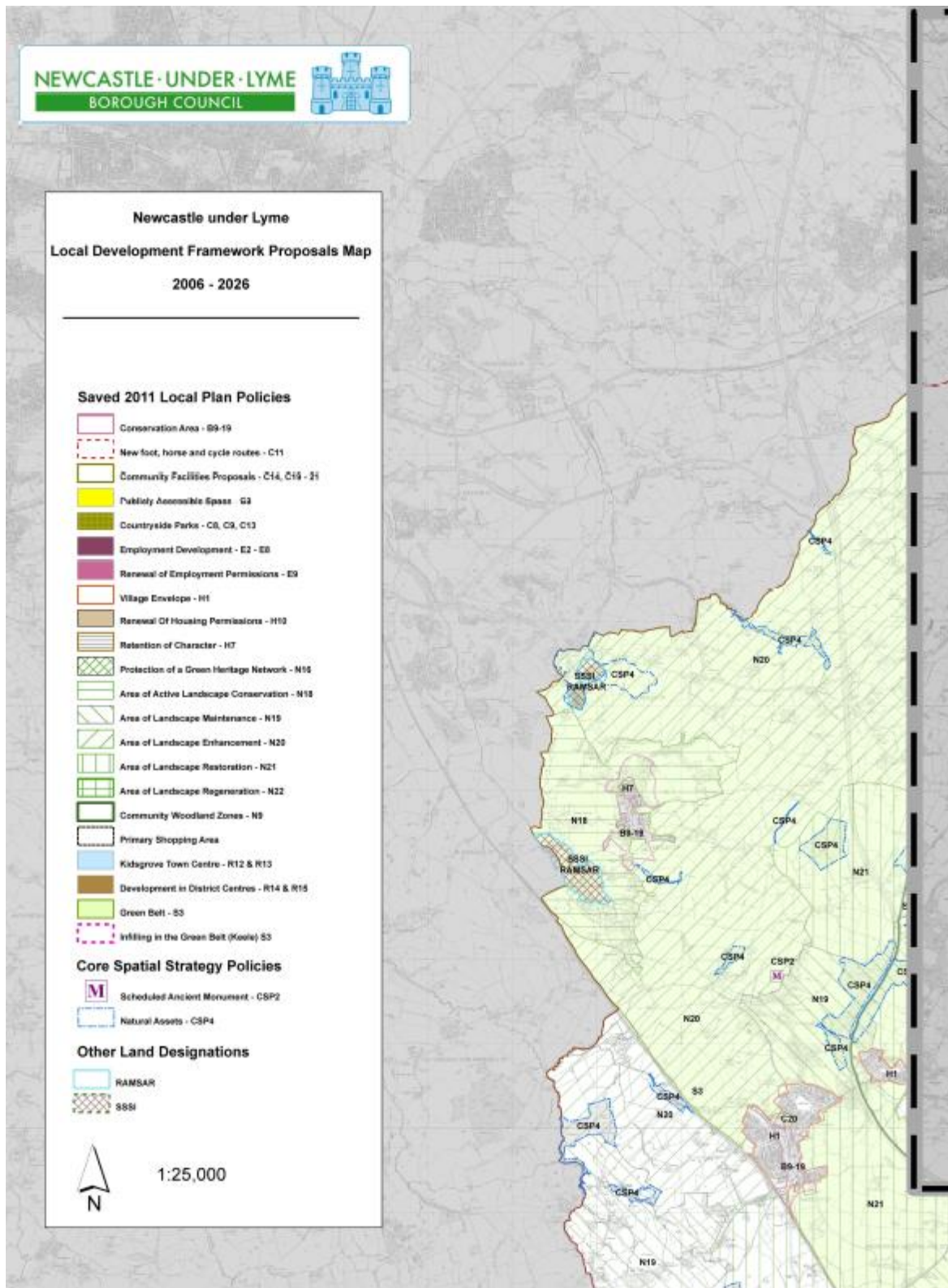
- 8.1 The Plan has been made by Newcastle under Lyme Borough Council and will be used to help determine planning applications in the Parish.

**NDP Monitoring and Review**

- 8.2 The Parish Council will work with Newcastle-under-Lyme Borough Council to monitor the application of the NDP planning policies. It is proposed that the NDP will be reviewed following the adoption of the new Local Plan.

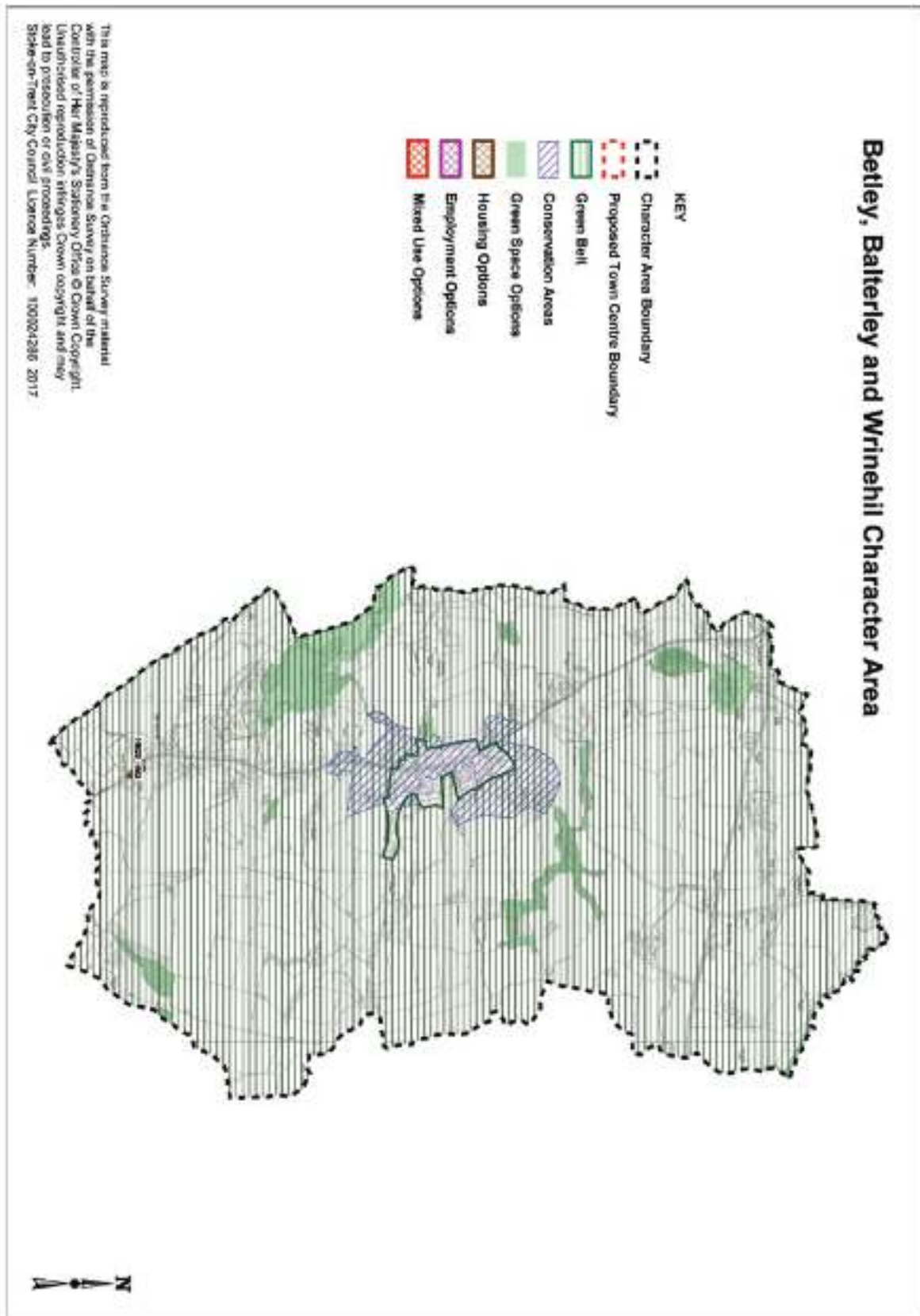
## Appendix I Local Plan Proposals Maps

### LDF Local Plan Proposals Map (Extract showing Betley, Balterley and Wrinehill area)



Stoke-on-Trent City Council and Newcastle-under-Lyme Borough Council Joint Local Plan Preferred Options Consultation document, February 2018

Betley, Balterley and Winehill Character Area Proposals Map



## Appendix II Newcastle-under-Lyme Borough Council Strategic Policies of the Adopted Development Plan for the purposes of Neighbourhood Planning

In line with paragraph 21 of the NPPF and paragraph: 077 Reference ID: 41-077-20190509 of the Planning Practice Guidance the following policies are considered to be strategic policies:

All of the policies within the **Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026** (adopted 28 October 2009):

- SP1 – Spatial Principles of Targeted Regeneration
- SP2 – Spatial Principles of Economic Development
- SP3 – Spatial Principles of Movement and Access
- ASP4 – Newcastle Town Centre Area Spatial Policy
- ASP5 – Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
- ASP6 – Rural Area Spatial Policy
- CSP1 – Design Quality
- CSP2 – Historic Environment
- CSP3 – Sustainability and Climate Change
- CSP4 – Natural Assets
- CSP5 – Open Space/Sport/Recreation
- CSP6 – Affordable Housing
- CSP7 – Gypsy and Travellers
- CSP9 – Comprehensive Area Regeneration
- CP8 – Minerals in Stoke-on-Trent
- CSP10 – Planning Obligations

And the following **Saved Policies** of the **Newcastle-under-Lyme Local Plan 2011** (adopted 2003):

- S3 - Development in the Green Belt
- H1 – Residential Development: Sustainable Location and Protection of the Countryside
- H7 – Protection of Areas of Special Character
- H10 – Renewal of Existing Permissions for Residential Development
- H13 – Supported Housing
- E2 - Chatterley Valley
- E3 - Lymedale Park Extension
- E4 - London Road, Chesterton
- E5 - Church Lane, Knutton
- E6 - Chemical Lane
- E7 - Kidsgrove Station Yard
- E8 - Keele University and Keele Science Park
- E9 – Renewal of Planning Permission for Employment Development
- E11 – Development of Employment Land for Other Uses
- R12 – Development in Kidsgrove Town Centre

- R13 – Non-retail uses in Kidsgrove Town Centre
- R14- Development in District Centres
- R15 - Non-Retail uses in District Centres and other groups of shops
- T9 - Rail Freight
- T16 – Development – General Parking Requirements
- T17 - Parking in Town and District Centres
- C4 – Open Space in New Housing Areas
- N3 – Development and Nature Conservation – Protection and Enhancement Measures
- N10 – New Woodland – Considerations
- N14 – Protection of Landscape Features of Major Importance To Flora and Fauna
- N16 – Protection of A Green Heritage Network
- N17 – Landscape Character – General Considerations
- B10 - The requirement to preserve or enhance the character or appearance of a Conservation Area
- IM1 – Provision of Essential Supporting Infrastructure and Community Facilities

## Appendix III Listed Buildings in Betley, Balterley and Wrinehill Neighbourhood Area

This is the national list held by Historic England.

See <https://historicengland.org.uk/listing/the-list/>

### Betley Parish

40 results.

<a href="#">K6 TELEPHONE KIOSK OUTSIDE THE BLACK HORSE INN</a>
Heritage Category: Listing
Grade: II
Location: K6 Telephone Kiosk Outside The Black Horse Inn, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">WRINEHILL BRIDGE</a>
Heritage Category: Listing
Grade: II
Location: Wrinehill Bridge, A 531, Wrinehill, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">THE STEPS</a>
Heritage Category: Listing
Grade: II
Location: The Steps, A 531, Ravenshall, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">RAVENSHALL FARMHOUSE</a>
Heritage Category: Listing
Grade: II
Location: Ravenshall Farmhouse, A 531, Ravenshall, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">THE CROFT AND PROSPECT HOUSE</a>
Heritage Category: Listing
Grade: II
Location: The Croft And Prospect House, A 531, Ravenshall, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">RAVENSHALL HOUSE</a>
Heritage Category: Listing
Grade: II
Location: Ravenshall House, A 531, Ravenshall, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">MILEPOST 50 METRES SOUTH OF THE HAND AND TRUMPET PUBLIC HOUSE</a>
Heritage Category: Listing
Grade: II
Location: Milepost 50 Metres South Of The Hand And Trumpet Public House, A 531, Betley, Newcastle-under-Lyme, Staffordshire

<a href="#"><u>BRIDGE AND WEIR OVER BETLEY HALL POND</u></a>
Heritage Category: Listing
Grade: II
Location: Bridge And Weir Over Betley Hall Pond, Betley Hall Gardens, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>BOW HOUSE</u></a>
Heritage Category: Listing
Grade: II
Location: Bow House, Church Lane, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>CHURCH OF ST MARGARET</u></a>
Heritage Category: Listing
Grade: I
Location: Church Of St Margaret, Church Lane, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>The Steppes</u></a>
Heritage Category: Listing
Grade: II
Location: The Steppes, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Beech Wood</u></a>
Heritage Category: Listing
Grade: II
Location: Beech Wood, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Betley Court, dovecote, and forecourt walls and gates</u></a>
Heritage Category: Listing
Grade: II*
Location: Betley Court, dovecote, and forecourt walls and gates, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>2 Main Road</u></a>
Heritage Category: Listing
Grade: II
Location: 2 Main Road, Betley, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Laburnum Cottage</u></a>
Heritage Category: Listing
Grade: II
Location: Laburnum Cottage, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>The Beeches</u></a>
Heritage Category: Listing
Grade: II
Location: The Beeches, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Betley Old Hall</u></a>
Heritage Category: Listing
Grade: II*
Location: Betley Old Hall, Main Road, Betley, Newcastle-under-Lyme, Staffordshire

<a href="#"><u>Smithy Approximately 100 Metres West Of Betley Old Hall</u></a>
Heritage Category: Listing
Grade: II
Location: SMITHY APPROXIMATELY 100 METRES WEST OF BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Five Steppes</u></a>
Heritage Category: Listing
Grade: II
Location: Five Steppes, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Walnut Cottage</u></a>
Heritage Category: Listing
Grade: II
Location: Walnut Cottage, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>The Square</u></a>
Heritage Category: Listing
Grade: II
Location: The Square, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Black Horse House</u></a>
Heritage Category: Listing
Grade: II
Location: Black Horse House, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Cottage adjoining The Beeches to the north</u></a>
Heritage Category: Listing
Grade: II
Location: Cottage adjoining The Beeches to the north, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Tudor Cottage</u></a>
Heritage Category: Listing
Grade: II
Location: Tudor Cottage, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Milepost in front of Whitegates</u></a>
Heritage Category: Listing
Grade: II
Location: Milepost in front of Whitegates, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Model farm complex south west of Betley Old Hall</u></a>
Heritage Category: Listing
Grade: II*
Location: Model farm complex south west of Betley Old Hall, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Dovecote And Cartshed Approximately 70 Metres West Of Betley Old Hall</u></a>
Heritage Category: Listing
Grade: II

Location: DOVECOTE AND CARTSHED APPROXIMATELY 70 METRES WEST OF BETLEY OLD HALL, MAIN STREET, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Lime View and attached wall plinth and gate pier</u></a>
Heritage Category: Listing
Grade: II
Location: Lime View and attached wall plinth and gate pier, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Abrahams House and Rose View with adjoining plinth and gate piers</u></a>
Heritage Category: Listing
Grade: II
Location: Abrahams House and Rose View with adjoining plinth and gate piers, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Fir Tree Cottage With Attached Plinth And Gate Piers</u></a>
Heritage Category: Listing
Grade: II
Location: FIR TREE COTTAGE WITH ATTACHED PLINTH AND GATE PIERS, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>The Old Post Office With Attached Plinth And Gate Piers</u></a>
Heritage Category: Listing
Grade: II
Location: THE OLD POST OFFICE WITH ATTACHED PLINTH AND GATE PIERS, MAIN ROAD, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Shade House with attached plinth and gate piers</u></a>
Heritage Category: Listing
Grade: II
Location: Shade House with attached plinth and gate piers, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Tower View</u></a>
Heritage Category: Listing
Grade: II
Location: Tower View, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Tudor House</u></a>
Heritage Category: Listing
Grade: II
Location: Tudor House, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Summer House</u></a>
Heritage Category: Listing
Grade: II*
Location: Summer House, New Road, Wrinehill, CW3 9BY, WRINEHILL, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#"><u>Bank House</u></a>
Heritage Category: Listing
Grade: II
Location: Bank House, Main Road, Betley, Newcastle-under-Lyme, Staffordshire

<a href="#">Clock House and Mews House</a>
Heritage Category: Listing
Grade: II
Location: Clock House, Main Road, Mews House, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">Bowhill House and Farmhouse</a>
Heritage Category: Listing
Grade: II
Location: Bowhill House and Farmhouse, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">Rose Cottage</a>
Heritage Category: Listing
Grade: II
Location: Rose Cottage, Main Road, Betley, Newcastle-under-Lyme, Staffordshire
<a href="#">Pigsties South West Of Betley Old Hall</a>
Heritage Category: Listing
Grade: II
Location: Pigsties South West Of Betley Old Hall, Main Street, Betley, Newcastle-under-Lyme, Staffordshire

## Balterley Parish

6 results.

<a href="#">Balterley Hall</a>
Heritage Category: Listing
Grade: II
Location: Baltersey Hall, Back Lane, Balterley, Newcastle-Under-Lyme, Staffordshire
<a href="#">Beehive Cottage</a>
Heritage Category: Listing
Grade: II
Location: Beehive Cottage, Back Lane, Buddleigh, Balterley, Newcastle-Under-Lyme, Staffordshire
<a href="#">Church Of All Saints</a>
Heritage Category: Listing
Grade: II
Location: Church Of All Saints, Balterley, Balterley, Newcastle-Under-Lyme, Staffordshire
<a href="#">Pigeon House Approximately 15 Yards East Of Buddleigh Farmhouse</a>
Heritage Category: Listing
Grade: II
Location: Pigeon House Approximately 15 Yards East Of Buddleigh Farmhouse, Back Lane, Buddleigh, Balterley, Newcastle-Under-Lyme, Staffordshire
<a href="#">Mile Post 20 Metres South West Of All Saints Church</a>

Heritage Category: Listing
Grade: II
Location: Mile Post 20 Metres South West Of All Saints Church, Nantwich Road, Balterley, Newcastle-Under-Lyme, Staffordshire
<a href="#">Hall O' The Wood</a>
Heritage Category: Listing
Grade: II*
Location: Hall o' the Wood, Balterley Green Road, Balterley, Balterley, Newcastle-under-Lyme, Staffordshire

## Appendix IV Register of Locally Important Buildings and Structures in Betley, Balterley and Wrinehill Neighbourhood Area

See Map 4 Non Designated Heritage Assets.

This is the local list held by Newcastle-under-Lyme Borough Council, September 2018

### **Betley**

Betley Court Barns, Main Road, Betley.  
The Reading Room, Main Road, Betley.  
Bow End House, Main Road, Betley.  
Newlands, Main Road, Betley.  
Former boundary wall to Betley New Hall (East Side), Main Road, Betley.  
Coachmans Cottage, Main Road, Betley.  
The Old Police House, Estate House Terrace, Main Road, Betley.  
Cottages south of Linden House, Main Road, Betley.  
Betley Court Farmhouse, Main Road, Betley.  
Walls at Former Entrance to Betley New Hall, Betley Hall Gardens, Betley.  
Wesley Court, The Butts, Betley.  
Church House, The Butts, Betley.

## Appendix V Census Statistics for Betley, Balterley and Wrinehill Parish

<b>Table 1 Usual Resident Population</b>		Persons	
		Newcastle-under-Lyme 013A Lower-layer SOA	
		count	%
All usual residents		1,254	100.0
Males		614	49.0
Females		640	51.0
Lives in a household		1,230	98.1
Lives in a communal establishment		24	1.9
Schoolchild or full-time student aged 4 and over at their non term-time address		20	-
Area (Hectares)		1,073.52	-
Density (number of persons per hectare)		1.2	-

<b>Table 2 Age Structure</b>			
		Newcastle-under-Lyme 013A Lower-layer SOA	
		count	%
All usual residents		1,254	100.0
Age 0 to 4		40	3.2
Age 5 to 7		33	2.6
Age 8 to 9		21	1.7
Age 10 to 14		54	4.3
Age 15		12	1.0
Age 16 to 17		35	2.8
Age 18 to 19		19	1.5
Age 20 to 24		52	4.1
Age 25 to 29		37	3.0
Age 30 to 44		218	17.4
Age 45 to 59		289	23.0
Age 60 to 64		137	10.9
Age 65 to 74		151	12.0
Age 75 to 84		107	8.5
Age 85 to 89		35	2.8
Age 90 and over		14	1.1
Mean Age		47.4	-
Median Age		50	-

<b>Table 3 Dwellings, household spaces and accommodation type</b>			
Household spaces Dwellings			
		Newcastle-under-Lyme 013A Lower-layer SOA	
		count	%
All dwelling types		576	100.0
Unshared dwelling		576	100.0
Shared dwelling: Two household spaces		0	0.0
Shared dwelling: Three or more household spaces		0	0.0
All household spaces		576	100.0
Household spaces with at least one usual resident		551	95.7
Household spaces with no usual residents		25	4.3
Whole house or bungalow: Detached		294	51.0
Whole house or bungalow: Semi-detached		157	27.3

Whole house or bungalow: Terraced (including end-terrace)	65	11.3
Flat, maisonette or apartment: Purpose-built block of flats or tenement	36	6.2
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	22	3.8
Flat, maisonette or apartment: In a commercial building	2	0.3
Caravan or other mobile or temporary structure	0	0.0

**Table 4 Tenure**

Households

	Newcastle-under-Lyme 013A Lower-layer SOA	
	count	%
All households	551	100.0
Owned	443	80.4
Owned outright	255	46.3
Owned with a mortgage or loan	188	34.1
Shared ownership (part owned and part rented)	1	0.2
Social rented	34	6.2
Rented from council (Local Authority)	9	1.6
Other	25	4.5
Private rented	65	11.8
Private landlord or letting agency	59	10.7
Other	6	1.1
Living rent free	8	1.5

## Appendix VI Local Connection Policies

### Definition of Local Connection to Betley, Balterley and Wrinehill Parish

The following persons shall normally be considered to have a local connection with Betley, Balterley and Wrinehill Parish if they or anyone who is moving with them:

- has lived in the Parish by choice for a certain time (usually for 6 months out of the last 12 months or for 3 years out of the last 5 years), not inclusive of bail hostels or approved premises
- has close family associations for example parents, siblings or children who have lived continuously in the Parish for at least the previous 5 years
- has, or has the offer of, settled employment (paid or unpaid) in the Parish
- has special circumstances that gives rise to a local connection at NHA (Newcastle Housing Advice) discretion
- Care Leavers aged 18-20 will have a local connection if they have lived in the Parish for two years, including some time before their 16th birthday.

Special circumstances may include but are not limited to:

- persons who are not currently resident in the Parish but who have a need to be near close relatives to give or to receive their support
- persons who have recently suffered or experiencing Domestic Violence
- Persons who have previously served in the Armed Forces, including bereaved, divorced or separated spouses or civil partners who are required to move out of accommodation provided by the Ministry of Defence.

For the purposes of the above, living in the area means living in permanent accommodation of an applicant's own choice and will not include either:

- occupation of a mobile home, caravan or motor caravan which is not placed on a residential site; or
- Occupation of a holiday letting, which includes a permanent building, hotel or bed and breakfast accommodation for the purposes of a holiday.

### Newcastle under Lyme Borough Council JOINT HOUSING ALLOCATIONS POLICY 2020

2.8.3 The following persons shall normally be considered to have a local connection with Newcastle-under-Lyme if they or anyone who is moving with them:

- has lived in Newcastle-under-Lyme by choice for a certain time (usually for 6 months out of the last 12 months or for 3 years out of the last 5 years), not inclusive of bail hostels or approved premises
- has close family associations for example parents, siblings or children who have lived continuously in the Borough of Newcastle-under-Lyme for at least the previous 5 years
- has, or has the offer of, settled employment (paid or unpaid) in Newcastle-under-Lyme

- has special circumstances that gives rise to a local connection at NHA discretion
- Care Leavers aged 18-20 will have a local connection if they have lived in Newcastle-under-Lyme Borough for two years, including some time before their 16<sup>th</sup> birthday or have been a looked after child by Staffordshire County Council

Special circumstances may include but are not limited to:

- persons who are not currently resident in the district but who have a need to be near close relatives to give or to receive their support
- persons who have recently suffered or experiencing Domestic Violence
- Persons who have previously served in the Armed Forces, including bereaved, divorced or separated spouses or civil partners who are required to move out of accommodation provided by the Ministry of Defence. (see 2.8.4)

For the purposes of the above, living in the area means living in permanent accommodation of an applicant's own choice and will not include either:

- occupation of a mobile home, caravan or motor caravan which is not placed on a residential site; or
- Occupation of a holiday letting, which includes a permanent building, hotel or bed and breakfast accommodation for the purposes of a holiday.

2.8.4 The Allocation of Housing (Qualification Criteria for Armed Forces Personnel) (England) Regulations 2012 and Section 146 of the Localism Act (2011) state that a local housing authority must not apply residency requirement criteria to armed forces personnel. Armed forces personnel includes those persons who are currently serving in the armed forces or have served in the last 5 years preceding their application for allocation of social housing. For this purpose when dealing with applications from armed forces personnel, NHA will assess and award reasonable preference on the Housing Register without the need to establish a local connection with the Borough.

## Appendix VII National Planning Practice Guidance

### **Are there any specific circumstances where contributions through planning obligations should not be sought from developers?<sup>20</sup>**

Planning obligations for affordable housing should only be sought for residential developments that are major developments. Once set, the Community Infrastructure Levy can be collected from any size of development across the area. Therefore, the levy is the most appropriate mechanism for capturing developer contributions from small developments.

For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty.

Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.

See related policy: National Planning Policy Framework paragraph 63 and glossary

Paragraph: 023 Reference ID: 23b-023-20190901

Revision date: 01 09 2019 See previous version

### **Do the restrictions on seeking planning obligations apply to Rural Exception Sites?**

The restrictions on seeking planning obligations contributions do not apply to development on Rural Exception Sites – although affordable housing and tariff-style contributions should not be sought from any development consisting only of the construction of a residential annex or extension within the curtilage of the buildings comprising an existing home.

Paragraph: 024 Reference ID: 23b-024-20190315

Revision date: 15 03 2019

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<sup>20</sup> <https://www.gov.uk/guidance/planning-obligations>

## Appendix VIII Timescales and Work Programme

<b>Task</b>	<b>Timetable</b>
Assembly of evidence base	Work on-going
Finalisation of First Draft Plan and Parish Council Approval for Consultation	July 2019
Informal Consultation on First Draft Plan	August - September 2019
Consideration of Consultation Responses and Amendments to Draft NDP	October - December 2019
SEA Screening Opinion and consultation	December 2019 - January 2020
Finalisation of Draft NDP for Regulation 14 Public Consultation and Parish Council Approval	February - August 2020
Regulation 14 Public Consultation (at least 6 weeks)	October - November 2020
Consideration of Consultation Responses and amendments to Submission Draft NDP	December 2020 - January 2021
Preparation of Consultation Statement and Basic Conditions Statement	November 2020 - January 2021
Parish Council approval and Submission of NDP to Newcastle under Lyme BC	February - March 2021
Newcastle under Lyme BC consult (6 weeks)	March - April 2021
Examination	April - May 2021
Referendum and NDP Made	December 2021 – January 2022

## Appendix IX Planning for the Future White Paper

The Government's 12 weeks consultation seeks comments by 10<sup>th</sup> October 2020 on a major review of the "planning system" set out in the document "Planning for the Future". The review comprises "*a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed*".

The Government says "*the changes will mean more good quality, attractive and affordable homes can be built faster – and more young families can have the key to their own home*". Local Authorities' Local Plans must be completed within 30 months and land will be designated into three categories: -

- **Growth areas:** where development proposals will have outline planning permission in principle and subject to detailed design standards;
- **Renewal areas:** suitable for some development requiring design and other prior approval;
- **Protected areas:** where development will be restricted to protect the environment and heritage.

Additionally, Community Infrastructure Levy and planning obligations will go and be replaced by the "**Infrastructure Levy**" paid for by landowners and developers. This improved infrastructure delivery will fund the proposed changes.

The Government says "*The reformed planning system will continue to protect the places of environmental and cultural value which matter to us*". This will be achieved by: -

- Amending the National Planning Policy Framework
- Better quality of design: from the National Design Guide and the Building Better, Building Beautiful Commission;
- Energy efficiency standards for buildings will achieve climate change objectives.

### **Implications for the Betley, Balterley and Wrinehill Neighbourhood Plan**

The Government proposes that Neighbourhood Plans be retained in the reformed planning system, but content should become more focused to reflect the Government's proposals for Local Plans.

The Neighbourhood Plan will need to take account of the Government's proposed changes when they become law. At this stage, the Plan seems to meet many of the Government's objectives on both sustainable development, protection of the natural and historic environment and quality of design. Any need to alter the Plan can be made later.

## Appendix X Planning Applications Approved for New Dwellings in the Parish since 2014

(As at January 2021)

<b>Application Number</b>	<b>Location</b>	<b>Green Belt</b>	<b>Number of Dwellings</b>	<b>Status</b>
17/00968/FUL Apr 2018	Site of Wrinehill Garage * Main Road, Wrinehill	Yes	9	Not started
15/00759/FUL Sept 2015	Site of Blue Bell Inn Main Road, Wrinehill	Yes	5	Complete
19/00923/FUL Dec 2020 appeal decision	Balterley Garden Centre, Balterley Green Road, Balterley	Yes	4	Not started
16/00262/CN17 Feb 2019	Bowhill Farm, The Piggeries Bow Hill Lane, Betley	Yes	2	Underway
16/00837/FUL Nov 2016	Haywards Barn New Road, Wrinehill	Yes	1	Complete
16/00450/FUL July 2016	Land adj. Old Farm Main Road, Betley	Yes	1	Complete
15/00226/FUL May 2015	Schoolroom adj. The Croft Main Road, Betley	Yes	1	Complete
18/00725/FUL Mar 2019	Land adj. Checkley Grange Checkley Lane, Wrinehill	Yes	1	Underway
19/00788/FUL Jan 2020	Ravens Court House Garage conversion Main Road, Betley	Yes	1	Not started
18/00787/FUL Dec 2018	Ravens Crest, Main Road, Betley	Yes	1	Not started
16/00828/FUL Nov 2016	Milldale Farm, Deans Lane Balterley	Yes	1	Not started
18/00998/COUNOT Mar 2019	Ravenshall Top Farm E of Main Road, Wrinehill	Yes	2	Not started

## Summary

A total of 29 new dwellings have been approved for development over the last 6 years.

All the above applications have been outside the village envelope and in the Green Belt. These applications have met the 'special circumstances' which are required to justify development in the Green Belt and the majority of new dwellings are on previously developed land e.g. Blue Bell PH, Wrinehill Garage. The Piggeries.

Of the 29 dwellings approved for development; 8 are complete, 3 are underway, 18 have not yet started.

\* Site of Wrinehill Garage. An initial trench was dug a few years ago and the site was fenced off in 2019 but no work has yet started.

## Glossary

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

**a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

**b) Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

**c) Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

**d) Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Blue Infrastructure:** See also Green Infrastructure. Blue Infrastructure includes rivers, streams, canals and other water bodies.

**Brownfield land:** see 'previously developed land'

**Conservation Area:** An area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (s69(1)(a) Planning (Listed Building and Conservation Areas) Act 1990).

**Core Spatial Strategy:** The existing, overarching development plan document for Newcastle-under-Lyme and Stoke-on-Trent. It sets out the long-term spatial vision for areas, the spatial objectives and strategic policies and proposals to deliver that vision. The Core Spatial Strategy was adopted by both Councils in 2009 and will be replaced by the Local Plan.

**Development Plan:** is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Erratic:** An erratic is a boulder transported and deposited by a glacier having a lithology different than the bedrock upon which it is sitting.

**Evidence base:** Up-to-date and relevant studies, data, information and analysis on the economic, social and environmental characteristics and prospects of the area to inform and support the preparation of the Local Plan.

**Green Belt:** Designated areas of countryside surrounding large urban areas. These are designated to prevent urban sprawl, safeguard the countryside from encroachment, prevent towns from merging together, and preserve the setting and character of historic towns and to assist regeneration within the urban areas. Green Belt boundaries can only be amended when the local plan for the area is reviewed.

**Green Infrastructure:** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

**Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

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

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

**Historic environment record:** Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**International, national and locally designated sites of importance for biodiversity:** All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

**Listed Building:** means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act - (a) any object or structure fixed to the building; (b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall subject to subsection (5A)(a) be treated as part of the building.' s1(5) Planning (Listed Buildings and Conservation Areas) Act 1990.

**Local plan:** A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area, such as creating planning policies or deciding planning applications. Newcastle-under-Lyme Borough Council is the local planning authority for the BBW neighbourhood area.

**Major development:** For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Marl pits:** The "glacial drift" left behind by the Ice Age of ten thousand years ago created swathes of sand and marl (soft concentrations of secondary calcium carbonate) along the contour lines of the slopes left by the retreating ice. Spreading clay over sandy soils enriches the soil and improves its water holding capacity. The marl had to be dug out of the ground – creating marl pits.

**Mere:** A lake that is broad in relation to its depth.

**Monitoring:** Involves the collection and analysis of data and statistics to understand how patterns of development are changing. An example of this is the collection of housebuilding statistics. Monitoring data can show how effective planning policies are in influencing development. Such information is reported by local planning authorities in their Authority Monitoring Report (AMR).

**Mosses and mosslands:** Mosses or mosslands are wet and boggy areas. Combined with low oxygen conditions, this moisture means plant material does not rot and is instead compressed into acidic peat soil. The soil has very few nutrients; specialist conditions that nurture a range of important plants that have perfectly adapted to survive in this unique environment.

**National Planning Policy Framework (NPPF):** The Government's planning policies for England, which provide a policy framework that sets the parameters under which Local Plans and Neighbourhood Plans should be prepared, and decisions on planning applications should be made.

**National Planning Practice Guidance (NPPG/PPG):** The Government's more detailed online guidance on national planning policies, which adds further detail to the NPPF.

**Neighbourhood Plans:** Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

**Non designated heritage asset:** buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

**Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

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

**Parish and town councils:** Elected local authority bodies responsible for civil parishes. Parish and town councils have the ability to be designated as bodies to produce Neighbourhood Plans for their local areas.

**People with disabilities:** People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Pollution:** Anything that affects the quality of land, air, water or soils and which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

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

**Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites:** Wetlands of international importance, designated under the 1971 Ramsar Convention.

**Renewable and low carbon energy:** Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed

on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Saved policies:** Older local plan policies that can remain in place following a direction given by the Secretary of State under the Planning and Compulsory Purchase Act 2004. A list of currently saved policies in Newcastle-under-Lyme or Stoke-on-Trent is available on the websites of either authority.

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

**Significance** (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

**Site allocation:** a site designated within a development plan document for a specific type of use. For example, housing, employment or retail development.

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

**Social housing, or social rented housing:** A type of affordable housing (see 'affordable housing')

**Stagnogley soils:** A stagnogley soil is a typically non-alluvial, non-calcareous, loamy or clayey soil with a relatively impervious, subsurface horizon. Stagnogley soils are related to the pseudogleys and are a type of gleyic soil.

**Submission:** this is when the final version of the NDP will be submitted to Newcastle-under-Lyme Borough Council.

**Supplementary Planning Documents (SPDs):** Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Transport assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

**Transport statement:** A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.





Betley, Balterley and Wrinehill Parish Council  
Made 4<sup>th</sup> January 2022