



**The following policies relate to planning decisions affecting the general ambience of the village.**

## **Cannock Chase Special Area of Conservation**

### **Existing Policy**

**POLICY SAC1: CANNOCK CHASE SPECIAL AREA OF CONSERVATION**

Before development is permitted it must be demonstrated that alone or in combination with other development it will not have an adverse effect whether direct or indirect upon the integrity of the Cannock Chase Special Area of Conservation (SAC) having regard to avoidance or mitigation measures.

## **Pedestrian access to Shenstone Railway Station**

### **Existing Policy**

**POLICY MO1: PEDESTRIAN ACCESS TO SHENSTONE RAILWAY STATION**

Development proposals that provide step-free access to the Lichfield-bound platform at Shenstone Railway Station shall be strongly supported. This access shall be from the land allocated at Shenstone Business Park under Policy HA1.

## **Parking at Shenstone Railway Station**

### **Existing Policy**

**POLICY MO2: PROVISION OF ADDITIONAL PARKING TO SERVE SHENSTONE RAILWAY STATION**

Development proposals that provide additional parking to serve Shenstone Railway Station will be strongly supported. It is expected that this will be provided as part of the redevelopment of land at Shenstone Business Park (Policy HA1).

Proposals for provision of parking to serve the station at any alternative location will also be supported.

# Pedestrian and cycling access

## Existing & Enhanced Policy

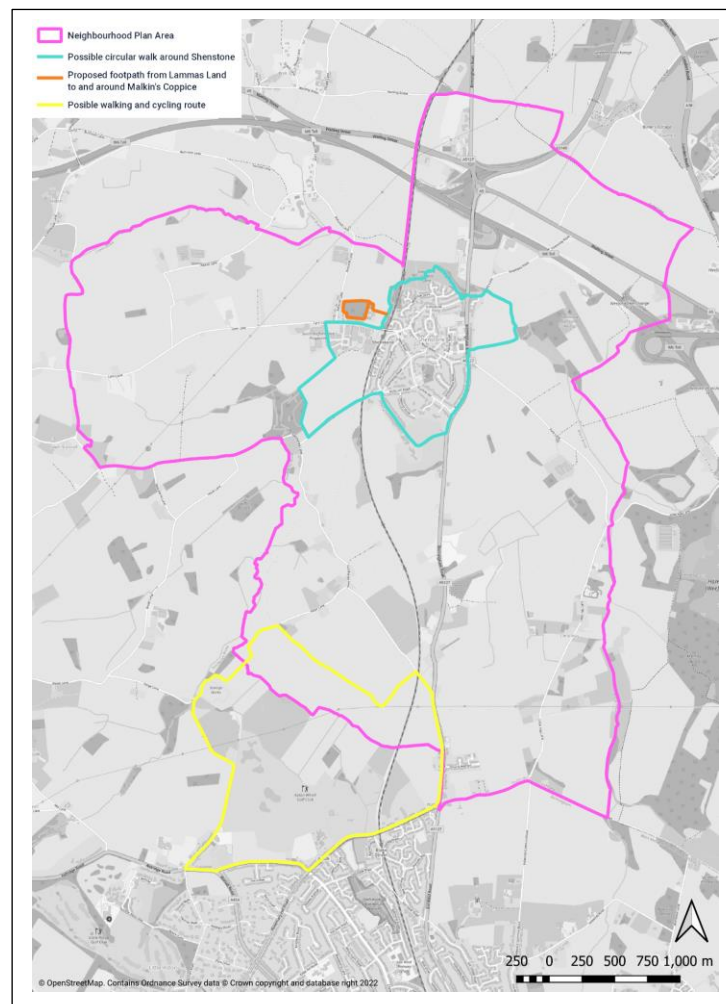
As identified in the Lichfield District Local Plan, the provision of improved pedestrian and cycle routes will be welcomed. The Greysbrooke School survey revealed that children are particularly concerned about the regularity with which they have to walk into the road because cars are parked on the pavement. In the Neighbourhood Plan consultations, a requirement for increasing pathways and trails in and around the village was identified. These principles and requirements are welcomed in order to retain the compact nature of the village.

### **POLICY MO3: IMPROVEMENTS TO PEDESTRIAN AND CYCLE ROUTES**

Development proposals that provide improved access for pedestrians and cyclists to Shenstone village and the surrounding countryside will be strongly supported. Such access should seek, where possible, to provide a shared space between pedestrians and cyclists, ideally with the physical separation of such space from road traffic.

In particular, the following improvements will be strongly supported:

- Provision of improved pedestrian and bicycle access across the railway bridge at Lynn Lane will be strongly supported. This will improve access for the new residential development at Shenstone Business Park (see policy HA1)
- Provision of a footpath linking the Lammas Land with Malkins Coppice (as shown on Figure 8.1 and the Proposals Map)
- Provision of a circular walking route around Shenstone.



# Commercial Parking

# Existing Policy

## POLICY M04: COMMERCIAL PARKING

Proposals for new commercial development (within use ClassE) must demonstrate that the additional vehicle parking created by its workforce will not have a detrimental impact on the amenity of neighbouring residential properties or existing businesses.

New commercial developments will be required to provide off-street parking for their workforce—and on-street parking will be strongly discouraged due to its detrimental impact on the amenity of neighbouring residential properties or existing businesses.

Proposals for new commercial activity that include for the provision of a Green Travel Plan will be supported, subject to the other requirements of the policy having been satisfied.

# Traffic Calming

# New Policy

With the development of the land at the Birchbrook Industrial Estate for housing (Policy HA1), there will be increased non-commercial traffic accessing the roads in and around Shenstone village. The community raised concerns regarding the speed of vehicles generally around the village and increased traffic levels will only heighten these concerns.

It is necessary to devise a suitable traffic management and action plan for addressing these issues. In particular, the following issues have been identified:

- The need for improved enforcement of speed restrictions;
- The need for traffic calming to restrict the use of Ashcroft Lane, Mill Lane, Lynn Lane and Claypit Lane as rat runs.

## POLICY M05: TRAFFIC CALMING

To reduce the speed of vehicles in and around the village traffic calming measures are required. To this end the use of humps, raised junctions, cushions, vehicle activated signs, speed cameras and specific 20mph road designations will be considered.

**RAISED CROSSWALK**



**TRAFFIC CIRCLE**



**SPEED HUMP**



**SPEED CUSHION**



**CHICANES**



**CURB EXTENSION**



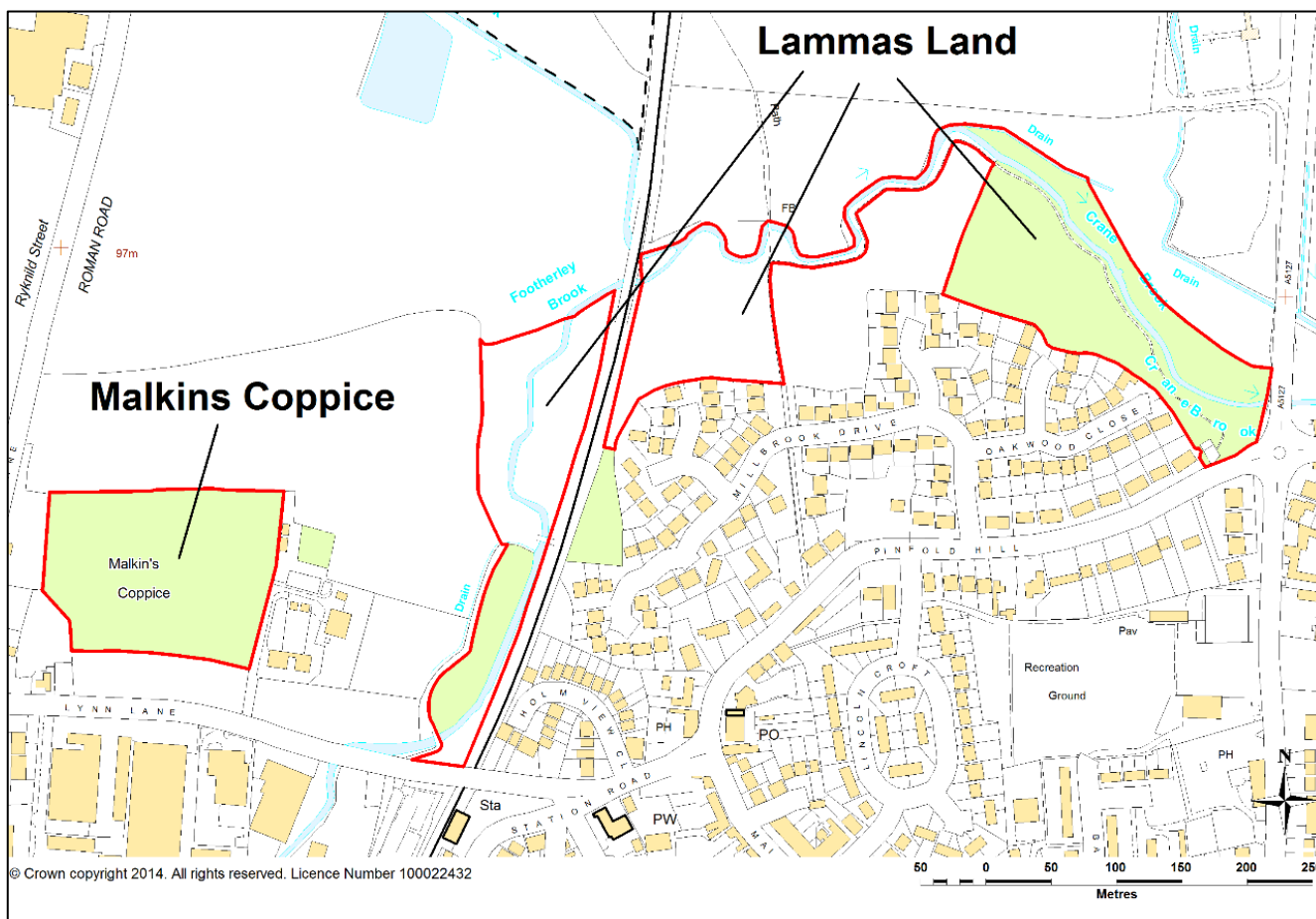
## POLICY GSC1: LOCAL GREEN SPACES

The following areas as shown on the Proposals Map are designated as Local Green Spaces:

- Shenstone Playing Fields
- The Lammas Land
- Malkins Coppice

Proposals for built development on these Local Green Spaces will not be permitted unless:

- the proposal is of a limited nature and it can be clearly demonstrated that it is required to enhance the role and function of an identified Local Green Space; or
- the proposal would result in the development of local community infrastructure/recreational facilities. This includes the requirements of Policy GSC2 in respect of Shenstone Playing Fields.



## Provision of community recreational facilities

## Existing & Enhanced Policy

Policy Shen2 of the District Local Plan recognises that Shenstone is deficient in amenity green space for informal play and sport. It also identifies the need to provide additional equipped play space and potentially an additional playing pitch if unmet demand can be clearly demonstrated.

### **POLICY GSC2: PROVISION OF COMMUNITY RECREATIONAL FACILITIES**

The provision of additional community facilities at Shenstone Playing Fields will be strongly supported, including:

- Further play equipment
- Building of a wall for climbing and ball games
- Extension of the skateboard park (with the involvement of local young people on its design)
- An appropriate all-weather surface on the training area

Improvements to the following facilities at Shenstone Playing Fields will be strongly supported:

- Rebuilding of the Shenstone Sports and Social Club to be a community building, including a coffee shop, changing rooms and toilet facilities as well as space to cater for community activities such as music, drama and dance.
- Floodlights at Shenstone Tennis Club and refurbishment of the tennis courts.

Improvements and new provision at Shenstone Playing Fields should seek to provide for the range of needs of all sectors of the community.

Planning permission will be granted for new play facilities to be delivered on land adjacent to St John's Church Hall (as shown on the proposals map).



## Dark skies

## New Policy

One of the identified issues in the neighbourhood area is light pollution. In a relatively rural location, where the topography makes certain parts of the neighbourhood area highly visible, poorly designed and located lighting can have a disproportionate polluting effect.

It will be a requirement of any form of development which proposes external lighting to minimise the amount of light that is visible from outside the property. Lighting in public areas, particularly street lights, should be provided in the form of downlighters which serve to minimise the amount of light that is visible away from the area of the street intended to be lit.

### **POLICY GSC 6: DARK SKIES**

**While ensuring new developments are secure in terms of occupier and vehicle safety, outdoor lighting systems should be designed to limit their impact on the environment, including light pollution and its associated effects on wildlife. Wherever practicable, low energy lighting technologies should be used to reduce consumption and minimise glare in order to keep night-time skies dark.**



## **New commercial development**

## **Existing Policy**

### **POLICY CO1: NEW COMMERCIAL DEVELOPMENT**

New B-class and office/light industrial (use class E) commercial development will be supported within existing employment areas subject to the following criteria:

- the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and
- the scale and nature of the proposals would not have an unacceptable impact on existing commercial activity on adjacent land, including agricultural activity; and
- the proposal would not have unacceptable impacts on the local road network, particularly in respect of the volume of HGV traffic.

Developments will be required to provide travel assessments and/or travel plans in line with the Local Plan Policy ST1.

## **Commercial Opportunities at Shenstone Business Park** Existing Policy

### **POLICY CO2: LAND AT BIRCHBROOK INDUSTRIAL ESTATE**

On land at Birchbrook Estate, as shown on the Proposals Map, the provision of commercial development (within use Class E) will be supported. This should be as part of a residential-led mixed use development and must comply with the requirements of Policy HA1.

## **Protection of existing commercial premises or land**

## **Existing Policy**

### **POLICY CO3: PROTECTION OF EXISTING COMMERCIAL PREMISES OR LAND**

There will be a strong presumption against the loss of commercial premises (A-class or B-class) or land which provides employment or future potential employment opportunities. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:

- the commercial premises or land in question has not been in active use for at least 12 months; and
- the commercial premises or land in question has no potential for either reoccupation or redevelopment for employment generating uses and as demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least six months.

## Micro Business Development

## New Policy

Shenstone has an abundance of community spaces. Whilst most are generally well used, there are times when they are available and would benefit financially from increasing the level of hire. With the increase in self-employment over the period 2011 to 2021 - which anecdotal evidence suggests has increased strongly since Covid - some of these home workers may like to hold meetings in a formal space or spend some of their working time with other workers. Along with this, there has been a general increase in the number of 'micro-businesses' which have less than 10 employees and are often 2-4 people strong. For them, the cost of business space is critical, with flexibility being key. The conversion or adaptation of a community space so that it can be hired by businesses or home workers would help to support the viability of these businesses, reduce isolation of home-workers and increase income for community spaces. Such proposals are therefore supported provided they do not result in the loss of the community space for which they were originally intended.

### **POLICY CO4: FLEXIBLE USE OF COMMUNITY SPACES BY MICRO-BUSINESSES**

**The use of community buildings and spaces by micro-businesses<sup>1</sup> will be supported, subject to the following criteria:**

- **it is clearly demonstrated that the community space in question is not required for community activity; and**
- **the proposals do not change the layout of the community space so significantly as to preclude its re-use as a community space in the future; and**
- **the scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities.**

