

Talbot and Brunswick

Integrated Neighbourhood Improvement Area

Neighbourhood Planning Guidance

June 2006



*Blackpool will be a Vibrant, Inclusive,
Healthy, Safe and Prosperous Town*

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MAKING INTEGRATED NEIGHBOURHOOD IMPROVEMENT HAPPEN

"Integrated Neighbourhood Improvement is guided by a wish to see the Talbot and Brunswick area regarded as a place where people choose to live rather than choose to leave."

Making Talbot and Brunswick an area where people choose to live means changing the face of the neighbourhood. Important progress is already being made. The Community, the Council and other service providers are working closely together on a number of initiatives as part of an evolving Neighbourhood Action Plan for the Talbot and Brunswick Integrated Neighbourhood Improvement (TAB INI) area but much more needs to be done.

But what does this mean for the future development of the Talbot and Brunswick Area?

This Neighbourhood Planning Guidance aims to answer that question. It looks at the wider planning policies for the Borough as a whole and suggests how they should be applied in shaping the future development of the Talbot and Brunswick neighbourhood. In simpler terms it suggests what forms of development should be acceptable and unacceptable within the area.

It is the first such guidance to be produced in Blackpool and drew upon a wide-ranging consultation exercise to establish the land use planning issues that the guidance should address. The draft Neighbourhood Planning Guidance was published in February 2004 for a 4-week period. The document was delivered to all households within the TAB INI area and the Council invited views from the local community on how planning policies should be applied in the area. Consultation has also taken place with Officers in the Development Control Department who deal with planning applications and enforcement action on a daily basis. Issues raised under each policy have been fully considered by the Council and some minor changes have been made to comply with the wider planning policy framework for the Borough.

Under new planning regulations, the Council must carry out a Sustainability Appraisal (or environmental checklist) of neighbourhood planning policies with the Community. The Sustainability Appraisal Report has now been prepared and will be published for comment, together with the revised Neighbourhood Planning Guidance for a four-week period of consultation commencing on the 14th January 2005 and concluding on the 11th February 2005.

This is your opportunity to comment on changes that have been made to the draft Neighbourhood Planning Guidance (proposed additional text is underlined and text proposed for deletion is struck through) and the accompanying Sustainability Appraisal Report. Comments you make will be fully considered and some changes may be made before a final version of the guidance is adopted by the Council and becomes an important consideration in decisions on planning applications and future investment and development.

It will help us to consider your comments more easily if you can fill out the special form included at the back of this leaflet. Use the form to tell us any comments you wish to make on the proposed changes to the policies within the draft Neighbourhood Planning Guidance and/or the Sustainability Appraisal Report. Then send it back to us or drop it into any of the Council offices. You have until 11th February to send in your form.



What is the relationship with other Blackpool Planning Policies?

Planning policy in Blackpool is set within a wider framework of District, County, Regional and National policy. In Blackpool, planning policy is set out in the Adopted Blackpool Borough Local Plan, which is currently being reviewed. The guidance builds upon general policies contained within the existing adopted plan and more detailed policies included in the new Local Plan (referred to in boxes next to each neighbourhood policy). The proposed changes to the Plan will be put forward to an Inspector at the Local Plan Public Inquiry commencing on the 16th November 2004. Formal objections to the Local Plan "parent" policies, upon which the guidance is based, are highlighted in an emboldened text box within the document. This means that these neighbourhood planning policies cannot be applied to planning decision making in the TAB INI area until approved by the Planning Inspector.

This Neighbourhood Planning Guidance gives special consideration to the particular planning issues in the Talbot and Brunswick INI area.

In the local plan Policy BH2 sets out the broad policy that deals with development in the TAB area. It reflects the objectives agreed with the Community Association and local service providers:-

BH2 Talbot and Brunswick Priority Neighbourhood

Within the Talbot and Brunswick Priority Neighbourhood the Council will permit and promote development and investment which:

- (a) contributes towards a more balanced pattern of house types, sizes and tenures in the neighbourhood***
- (b) helps to reduce transience and vacancy rates and removes poor quality, private rented accommodation***
- (c) reduces the number of houses in multiple occupation and property which is sub-divided into small flats***
- (d) results in the refurbishment or redevelopment of obsolete and neglected properties for the benefit of the neighbourhood***
- (e) improves the accessibility of the neighbourhood to the town centre and other key destinations by a range of transport modes***
- (f) improves the provision of local community, leisure and health facilities***
- (g) reduces the impact of heavy vehicles and non essential traffic on the neighbourhood***
- (h) provides convenient parking for residents***
- (i) removes or reduces the impact of bad neighbour uses***
- (j) provides employment opportunities in locations where there is no conflict with residential amenity***
- (k) improves the overall image of the neighbourhood through quality design***
- (l) addresses deficiencies in the provision of open space***
- (m) greens the neighbourhood and improves the appearance of the street scene***
- (n) facilitates the effective storage and collection of refuse.***

Development which conflicts with these objectives and undermines wider efforts to create a more balanced and healthy local community will not be permitted.

MAKING THE AREA ATTRACTIVE AND KEEPING IT THAT WAY

The Talbot and Brunswick area has a mainly residential character with a grid of wide straight streets and long Victorian two-storey terraces built of Accrington red brick. Many of the interesting, traditional details of the terraces have not been lost and now add to the distinctive character of the place. Such details include the front bay windows, the decorated wooden fascia boards and the walled front gardens. A network of back alleys runs through the area, servicing the rear of the terraces. Most are still cobbled and are used by pedestrians although there are two alleyways that are particularly wide and open. Greenery and open space are in very short supply. Much of the residential property now has an air of neglect but the area has the architectural ingredients to become an attractive and desirable place to live once again.

In seeking to regenerate the area the Council will promote visual improvements wherever possible. The distinctive architectural features of the area are a good starting point for improving the quality of the neighbourhood. Once the appearance of the area improves people will start to take a pride in the neighbourhood.

Even when building work does not need planning permission it will add more value to the property if the job is done properly. The Council will always be willing to help with advice about how best to carry out renovations in keeping with the character of the property.

The roads on the edge of the TAB neighbourhood are gateways into the town centre. Currently they offer a fairly blank and uninspiring first impression of the town and it is the Council's wish to promote a better quality and more exciting experience. Improvements will come through the Council's direct action and by only permitting new development that improves on the existing buildings.

TAB Dsg1- Talbot and Brunswick INI Character

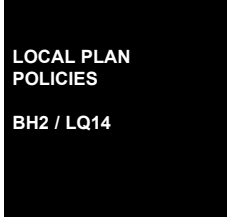
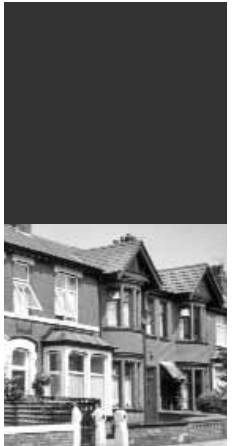
All development will be expected to be of a high standard of design, in scale and character with the Talbot and Brunswick neighbourhood.

Proposals needing planning permission will have to meet the design standards set out in the Local Plan but will also have to be the right size and character to fit in with the Talbot and Brunswick neighbourhood in particular. Designs will have to build on what is good in the area and to contribute to a continuous level of improvement.

TAB Dsg2 - Rooflifts, Dormers and Extensions

Rooflifts, dormers and extensions will not be permitted on the front or rear of properties.

Gardens and space for sitting out, children's play, storing rubbish or hanging out washing are in very short supply in the neighbourhood. Restricting extensions will prevent the area from becoming more densely developed with even less space. Restricting rooflifts and dormers will help to retain the attractive lines of the Victorian terraces, which in many streets have not yet been broken. It takes only one rooflift, especially on the front of a property, to ruin the look of a whole terrace.





TAB Dsg3 - Talbot and Brunswick Design Principles

Development will not be permitted unless it:

- **is designed with community safety and security in mind**
- **will contribute to the vitality and activity of the neighbourhood in a positive way**
- **includes suitable facilities for storing and collecting rubbish**
- **makes provision for a frontage with walled forecourts.**

Many of the problems experienced in Talbot and Brunswick can be avoided if new development is designed to deal with them before it is built. Making sure that the area is busy and overlooked can help to make the area feel safe. Giving consideration to security matters, separating the private part of the property from the street and storing rubbish properly can also help to stop problems occurring in the future.



TAB Dsg4 - Talbot and Brunswick Distinctive Features

Existing traditional features such as smooth red brick, square bay windows, chimneys and decorated fascia/arge boards should be retained wherever possible.

The following local design features should be respected when proposals are being drawn up:

- the Accrington red brick and grey slate which are the predominant building materials
- the walled forecourts
- the square bay windows at ground floor level
- the chimney stacks and pots
- the carved wooden fascia and bargeboards
- the double vertical sliding sash windows and frames.

Many interesting architectural features can be lost during building work that does not need planning permission. The Council will work with its TAB partners to encourage people to value those traditional features that give the neighbourhood a distinctive character. It will also promote schemes that enable the retention and replacement of traditional features during building work to be affordable.

TAB Dsg5 - Buildings of Local Architectural and/or Historic Importance

The following buildings are considered to add sufficient architectural and/or historic character to the local neighbourhood that all efforts should be made to protect and enhance this character:

- **The former dairy in Coleridge Road**
- **The Victory pub in Counce Street**
- **St Thomas' Church in Counce Street**
- **3 buildings within the Devonshire Road Hospital.**

These buildings are not "listed" buildings but are typical of the Victorian neighbourhood and are important landmarks in the neighbourhood. They provide a focal point for improving the quality of the buildings in Talbot and Brunswick. When repairs or alterations are being proposed then every effort should be made to retain the features that make these buildings so distinctive.

TAB Dsg6 - Talbot Road and Church Street as Gateways into the Town Centre

Development in Talbot Road and Church Street will be encouraged providing it is of a level of quality appropriate to their role as gateways into the town centre.

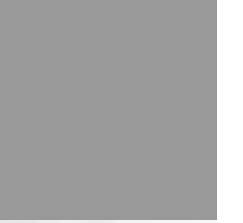
GETTING THE RIGHT SORT OF NEW AND IMPROVED HOUSING

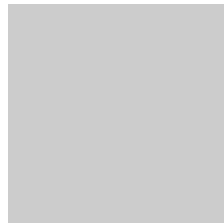
In 2001 the TAB INI area was home to some 3744 people. Compared to other areas in the North West more people rent their homes, particularly from private landlords. There are fewer families living in the area and more people living on their own. Property is mainly in brick Victorian terraces many of which have been converted into flats, not all of which are self-contained. Many homes are without modern conveniences such as central heating.

Problems in the area relating to housing include:

- empty and neglected properties which attract vandalism and squatters
- a high number of rented properties in poor repair and condition
- the high density of people stretching resources
- the amount of rubbish in the back alleys.

One of the objectives of the Neighbourhood Action Plan is to increase owner occupation above its current level in 2001 of about 50% to its 1991 level of about 60%.





TAB Hsg1- New Housing

To the area east of Grosvenor Street the Council will promote family housing development of

- ***Cauce Street Sawmills - Local Plan Policy HN2 - New Housing Allocations***
- ***and the other opportunity sites identified on the Neighbourhood Proposals Map***
- ***other sites that come forward which are appropriate for housing development***

Flat development will only be permitted where the characteristic of the site preclude the development of family housing with a satisfactory standard of family amenity; or the development would bring significant townscape benefits; and where it takes the form of two or three bedroomed flats

The Neighbourhood Action Plan aims to ensure that Talbot and Brunswick remains mainly a residential area, where people want to live rather than leave. New housing will be encouraged throughout the area except in a few locations:

- on any site that has been identified with a Specific Area Policy on the Neighbourhood Proposals Map
- Cauce Street Local Shopping Area at ground floor

The Council will work with Housing Associations to provide housing on selected sites that extends the range of housing in the neighbourhood. The Council will use its Environmental Health, Housing and even Compulsory Purchase powers to improve or acquire properties that are neglected and in a poor state of repair in order to repair or rebuild them for the benefit of the neighbourhood.

Most of the sites are business uses. They have been identified as suitable for housing because of the environmental benefits to the community of reducing the nuisance of having businesses operating in such a densely populated neighbourhood. It is important to retain some employment opportunities so where business uses are better located, residential redevelopment would not be permitted.

TAB Hsg2 – Conversion of Existing Residential Properties into Flats

Subdivision of residential properties into flats will not be permitted.

The Talbot and Brunswick INI is already one of the most densely populated areas in the country. Almost one third of all household units are flats and the neighbourhood has twice as many overcrowded households than in the North West generally. Restricting the further division of dwellings into flats will retain more housing for families and help to reduce overcrowding.

TAB Hsg3 - Conversion of Residential Properties to Other Uses

Conversion of residential units to other uses will only be allowed in the following locations:

- ***within the Cauce Street Local Shopping Centre***
- ***as part of a comprehensive redevelopment scheme to deliver services which have been identified as needed in the Neighbourhood Action Plan***
- ***where Specific Area Policies apply.***

The TAB neighbourhood is a predominately residential area and it is in the interest of promoting community and neighbourhood pride that it should remain so. The area lies on the edge of the town centre and is often used to provide cheap premises for businesses that then bring problems of noise, traffic and parking for residents. There is already an adequate supply of commercial premises within the area that can be re-used to meet the needs of the business community.

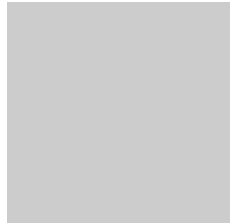
In a few circumstances, such as in the Cauce Street shopping area, there would be benefits to the community of residential units being converted into more shops or other suitable uses. The health village proposal is another example of where the benefits of the proposed development outweigh the loss of residential property. Such proposals would have to have been identified as needed by the community in the Neighbourhood Action Plan.

BUSINESS PREMISES IN THE RIGHT PLACES

Traditionally small business premises were built amongst the houses when people still walked to work. Some of these were incorporated into the terraces and others were located in the back alleys. As they have expanded and changed hands, some of these businesses have grown too large to be located in a residential area and now cause problems for residents because of delivery lorries, parking and noise. Larger premises have developed on the roads on the edge of the neighbourhood where deliveries are easier and there is more passing trade.

It is important to retain employment opportunities for people in the area and to have premises with low rental costs for start-up businesses but this has to be balanced against the environmental needs of residents. There would be community benefits if some of the business sites within the neighbourhood could be redeveloped for housing. Suitable sites have been identified on the Neighbourhood Proposals Map as Housing Opportunity Sites.

On the outer edges of the neighbourhood, in Talbot Road, Devonshire Road and Church Street business uses predominate and cause less nuisance for residents. The existing character of these streets should continue, with suitable business uses being encouraged. Large scale amalgamation of units would be out of character with the neighbourhood and would be likely to lead to problems with traffic and parking.



TAB Area 1 - Caunce Street Sawmill

The Caunce Street Sawmills site will be promoted as a site for new family housing. The new development will be landscaped with private gardens, off-street parking and play facilities for young children.

Local Plan Policies:
BH2 / HN2 / HN3 / HN4 / HN6

TAB Area 2 - "Health Village"

The area surrounded by Gorton Street, George Street, Victory Road and Caunce Street will be redeveloped to provide an integrated health and community facility comprising a Sure Start, a community health centre, a community meeting place, a multi-use games area, children's play zone and areas of public open space.

Local Plan Policies:
BH2 / BH5 / BN19

TAB Area 3 - Cookson Street/Grosvenor Street

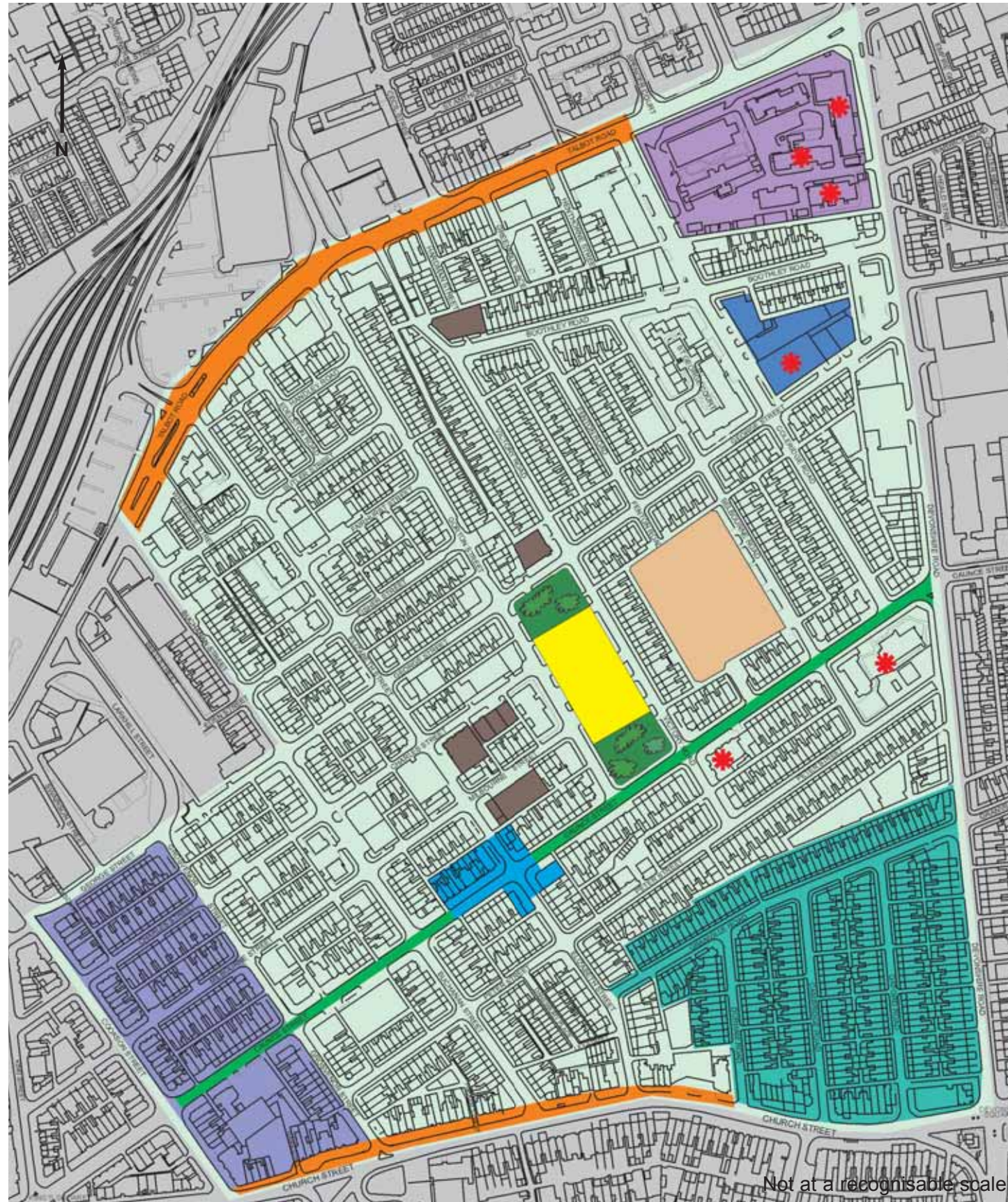
In the area bounded by Cookson Street, George Street, Grosvenor Street and Church Street the following new uses will be permitted:

- housing and flats - one-bedroomed flats will be limited to no more than 25% of the flats proposed
- office uses
- community uses to serve the needs of local residents.

The Cookson Street/Grosvenor Street area lies between the town centre and the more residential part of the neighbourhood so has a slightly different character with taller buildings and more of a mixture of uses. It is one of the gateways into the town centre but its neglected and untidy buildings do not give a good impression to visitors. The Council will promote and support any development proposals that come forward that will improve the quality and appearance of the area, particularly those that improve the frontages on to Cookson Street and Grosvenor Street. Reasonable development of existing businesses will continue to be allowed.

Local Plan Policies:
BH2 / BH15 / BH19 / DE4 / HN4

Neighbourhood Proposals Map



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TAB Area 4 - Devonshire Road Hospital

Any future proposals for the redevelopment of the Devonshire Road Hospital site should;

(a) be limited to:

- health uses
- community facilities
- residential
- business use with the business uses limited to the frontages of Talbot Road and Devonshire Road

(b) explore options for the reuse of the three architecturally interesting buildings marked on the Proposals Map, and,

(c) keep the large trees on the boundary of the site.

Local Plan Policies:
BH2 / BH21 / DE4 / HN4 / LQ6
Release of land for housing development in Blackpool 'Plan, Monitor, Manage Advice Note' (2004)

TAB Area 5 - The Dairy Site

The attractive former dairy in Coleridge Road is one of the original Victorian buildings of the area. In order for the building to continue to add to the character of the neighbourhood the Council will promote continued suitable commercial uses or imaginative proposals to convert it into flats.

Local Plan Policies:
BH2 / HN4 / LQ8
Release of land for housing development in Blackpool 'Plan, Monitor, Manage Advice Note' (2004)

KEY:

- ★ Buildings of Local Architectural and/or Historic Importance
- Orange Town Centre Gateways
- Brown Housing Opportunities
- Light Orange TAB Area 1 - Caunce Street Sawmill
- Yellow TAB Area 2 - "Health Village"
- Green Public Open Space
- Purple TAB Area 3 - Cookson St / Grosvenor St
- Light Purple TAB Area 4 - Devonshire Road Hospital
- Blue TAB Area 5 - Dairy Site
- Dark Green Caunce Street
- Teal Granville Road HomeZone
- Light Blue Caunce Street Local Shopping Centre

TAB Emp1 - Industrial and Business Sites in Talbot Road and Devonshire Road

Talbot Road and Devonshire Road are suitable for industrial and office use but residential use will be considered. Redevelopment will be encouraged providing there are clear environmental benefits for residents and, in Talbot Road, that the proposals are consistent with its role as a gateway into the town centre.

Premises in Talbot Road and Devonshire Road should remain in business or office use unless there are clear visual and environmental benefits for their change to another use. Redevelopment proposals that would improve the appearance of Talbot Road as an important gateway into the town centre will be encouraged. Although mixed residential schemes will be considered, further retail use in Talbot Road and Devonshire Road would not be appropriate.

TAB Emp2 – Business Use of Residential Property

Permission will not be given for businesses to expand into adjacent residential property except in:

- ***Cauce Street Local Shopping Centre***
- ***Church Street***
- ***Talbot Road***
- ***Cookson Street/Grosvenor Street Specific Policy Area.***

One of the objectives of the Neighbourhood Action Plan is to enhance the residential character of the TAB INI. There are enough available existing business sites within the neighbourhood to meet local needs without expanding into residential property. If businesses have expansion plans they cannot meet on existing sites, the Council will help them to find larger premises in suitable locations.

TAB Emp3- New or Expanding Business Use in Existing Premises

New or expanding business use will be allowed providing it will not result in unacceptable noise, safety, traffic or other nuisance. Proposals should not include:

- ***outside storage***
- ***unsociable hours of operation***
- ***parking requirements that cannot be met either on-site or through traffic management arrangements.***

Business uses need to operate in a responsible manner with respect for their residential neighbours. Unsightly storage of goods on the pavement, working very early or late in the day, using up on-street parking and noisy deliveries are examples of how businesses can cause a nuisance. The Council will work with its partners to help avoid situations that bring businesses and residents into conflict.



PROVIDING LOCAL AND CONVENIENT SHOPPING

Corner shops were developed on many streets although most shops are now concentrated in Cauce Street and Church Street. A number of corner shops and business premises have been redeveloped, often with badly designed, poor quality schemes that now detract from the neighbourhood. Many are now vacant and neglected inviting vandalism and nuisance for neighbours. The Council will work with Housing Associations to purchase and re-use these properties for housing

The neighbourhood does, however, need shops that are easily accessible and which meet local needs. There are a number of shops in Cauce Street but these are on the edge of the neighbourhood and tend to serve a wider catchment than the TAB INI. A small local shopping centre, in the heart of the neighbourhood, would be easier to walk to and would be a focus for developing a neighbourhood identity. The existing group of shops in Cauce Street are well located, close to the new health village in Gorton Street, and could develop into a successful neighbourhood centre for local shopping needs.

TAB Shop1 – Cauce Street Local Shopping Centre

The shops shown on the Neighbourhood Proposals Map within the Cauce Street Local Shopping Centre will be protected from changes of use from shopping to other uses.

Cauce Street has the potential to become a convenient shopping centre meeting local needs. Environmental improvements being promoted by the Council in Cauce Street are intended to help development its role as a local shopping centre.

TAB Shop2 – New Shopping Uses

New shopping or take-aways will only be allowed in:

- ***Cauce St Local Shopping Centre***
- ***Church Street***
- ***existing corner shops.***

Restricting the locations for new shopping will help to keep local shopping in concentrated areas where it is likely to attract more customers. Controlling the opening hours and factors such as noise and smell will help to reduce the nuisance caused to local residents.

TAB Shop3 – Church Street

Church Street will be promoted for a mixture of commercial uses such as shopping, local services, office and business use.

Church Street is a busy and lively street with a mixture of shopping and office uses, often with flats above the business uses. This successful mixture should be protected from unsuitable uses and from large scale amalgamations that would change its small-scale and varied character. Residential use will not be excluded and will be encouraged on the upper floors of buildings. Church Street is one of the gateways into the town centre and it is important that any development adds value to its appearance.



TACKLING NEGLECTED PROPERTIES AND SITES AND PROVIDING MORE OPEN SPACE

Environmental improvements are key to the success of the Neighbourhood Action Plan. If the neighbourhood is to regenerate into an area where people choose to live rather than leave, then it needs to become a cleaner, safer place.

The Council will act with its partners to encourage owners and tenants to keep their properties in good repair so that they do not detract from the neighbourhood. In cases where property is in a very neglected condition and is being vandalised then the Council will use its Compulsory Purchase powers so that it can be repaired and re-used.

Because so much of the property in the area is in long terraces, a few badly maintained properties can affect the look of the whole row. The Council will put together affordable schemes to help residents take a pride in their environment and work together towards improvements.

Rubbish and litter are a major problem in the area. All new development will have to include proper facilities for storing rubbish until it is collected. Installing gates to restrict access into the network of back alleys can help to control rubbish dumping. The rebuilding of backyard walls and alley cleaning that is happening at the same time as alleygating is a good example of how people can work together to make a big difference.

It is noticeable how little open space or greenery there is in the neighbourhood. The Council will use every opportunity to create new open spaces and to make the area greener. As part of the "health village" two public gardens have been proposed at either end of the new health and community buildings. A children's play area and an informal sporting area will also be included in the health village. This will significantly increase the amount of space available and provide a venue to start up new recreational activities for local residents. Landscaping and greenery can be required as part of new developments, even if it is only a single tree or some planted boxes.

There are a number of other opportunities that the Council will follow up to make the area a greener and more attractive place to live:

- planting and landscaping in Caunce Street
- planting at road junctions and corner sites
- open space as part of any housing proposals on the Sawmills Housing site
- landscaping and planting in wider back alleys
- incentive schemes for front garden improvements.

TAB Env1 - Play Space

Playspace will be provided by all new housing developments of 3 or more units.

Local Plan Policy BH10 sets out the standards for playspace on new housing developments. It also outlines how money can be paid instead if all the playspace cannot be fitted onto the site. The Talbot and Brunswick neighbourhood is so critically short of playspace that on sites of 10 units or more it would be preferable to provide facilities on site, particularly for young children. It is recognised that this will not always be possible and that in some cases, payment may have to be accepted instead.

TAB Env2 - Landscaping

All new development (including single plot developments and refurbishment) will be required to include details of front of building treatment with landscaping and trees where suitable.

If all new development includes a landscaping scheme then changes to the appearance of the area could be made quite quickly. Even small changes are worth making because they will add up to make a noticeable difference.

The Council is preparing a schedule of trees and shrubs to help people make choices that will grow to a suitable size and survive the salty windy air in Blackpool.

PROVIDING BETTER COMMUNITY FACILITIES

The principal aim of the Neighbourhood Action Plan is to transform the Talbot and Brunswick area into one where people want to live rather than leave. Development of community spirit and pride is central to this aim. The Council will work with its partners to promote the development of both community organisations and buildings to create a base for community activity and services.

Planning permission has been granted for a Health Village in the heart of the neighbourhood which will become the major focus of these improvements. A Sure Start with a Neighbourhood Nursery will help to provide the best possible start in life for local children. Later phases will include a Community building, a roofed Multi-Use Games Area, children's play facilities and areas of public open space.

The neighbourhood streets are wide and once the traffic has been reduced and slowed down there will be opportunities for the pavements to be widened offering space for meeting, play and relaxation. Parking areas could be defined and trees planted to create greener streets that add to the attractiveness of the neighbourhood. In the HomeZone in particular the streets should become a safe and pleasant addition to the houses. Lessons learnt in the HomeZone will be used to help decide what is suitable in other parts of the neighbourhood.

LOCAL PLAN
POLICIES

BH2 / BH10



LOCAL PLAN
POLICIES

BH2 / LQ6



TAB Com1 – New Community Uses

New community and health facilities for local residents will only be allowed in:

- **Church Street**
- **Cauce Street Local Shopping centre**
- **locations where -**
 - **the development meets the requirements of Local Plan Policy BH19**
 - **buildings can be occupied without unsuitable alteration**
 - **no noise or amenity problems will result.**

The health village will provide a major boost to the delivery of community services in Talbot and Brunswick. Other facilities will be encouraged providing they serve the local community and are located so that there will be no nuisance or traffic problems. The Local Plan protects existing community buildings unless there are genuinely no other likely occupants or the use is being relocated so there is no need to extend and alter ones that are not currently large enough.

SORTING OUT TRAFFIC AND PARKING PROBLEMS

Traffic Network

Talbot Road, Devonshire Road, Church Street and Grosvenor Street will continue to act as distributor roads around the edge of the neighbourhood. Improvements will concentrate on:

- creating attractive visual gateways into the town
- reducing and managing traffic flows effectively
- easing service access to local businesses and shops
- providing a safer and more pleasant pedestrian environment
- reducing clutter and providing clearer signage.

Bus Routes

Some routes will continue to be used as bus routes; this will include Cauce Street, Church St, Devonshire Road and Talbot Road.

Walking Routes

The Council will promote safe and convenient walking routes to local facilities such as the Health Village, the shops in Cauce Street and schools, with good surfaces and safe crossing points. New development will be expected to improve walking routes rather than make them worse.

Cauce Street

A Council led scheme for Cauce Street will emphasise its key role as the main street within the neighbourhood. Improvements will concentrate on:

- helping the Local Shopping Centre to become a lively and attractive place, meeting day-to-day convenience shopping needs
- reducing non-local through traffic
- reducing car speed
- improving road safety
- improving pedestrian and cyclist safety
- short term parking for local businesses
- residents' parking
- greening with street trees and planting
- better street lighting
- reducing street sign clutter
- co-ordinating frontage and boundary treatments.

HomeZone

A HomeZone is being piloted in Cambridge Road, Durham Road, Granville Road and Oxford Road. The aim is for car drivers other road user to share the street with the wider needs of residents being given priority. The streets involved should become safer and more attractive places to live as a result.

Residential Streets

Improvements in all other local roads will concentrate on underpinning the residential character of the neighbourhood. Reducing the amount of through traffic and slowing down vehicles can make a big difference the quality of life of residents. Measures such as extending pavements and defining parking bays can make local roads safer for pedestrians and at the same time offering space for play and relaxation. Priority for HGV delivery will not be given within the TAB area. Improvements will concentrate on:

- reducing non essential traffic
- reducing car speed
- pedestrian safety
- providing residents' only parking
- providing greening with street trees and planting particularly at junctions
- co-ordinating frontage and boundary treatments and promotion of garden schemes.





It is intended to establish the TAB neighbourhood as a 20mph zone by using a combination of legal speed limits, signs and physical design features. Residents will be encouraged to consider walking as a safe and convenient option for getting about the neighbourhood. Car ownership is low within the neighbourhood and alternative means of making journeys will be encouraged.

Alleygating

The Council and the police are promoting a scheme to gate off the back alleys. The back alleys are cleaned up and repaired at the time and could include some planting if residents wish. After that, only the appropriate residents, refuse collection and emergency services have access to the alleyways. This helps to reduce the amount of fly-tipping and vandalism that is afflicting the neighbourhood.

Parking

Parking is an issue in Talbot and Brunswick because the area is located close to the town centre, providing free on-street parking for visitors but causing problems for residents who are not able to park close to home. Residents' parking schemes can be set up to reserve parking space for local people. Planning applications for new development in the area will be required to show how the parking will be managed to provide the spaces needed without causing further problems for local residents.

LOCAL PLAN
POLICIES

BH2 / LQ1 / LQ2

TAB Tran1 – Parking in Front Gardens and Forecourts

Proposals that introduce parking to front gardens and forecourts will not be allowed.

The front gardens and garden walls contribute to the character of the neighbourhood. Using them for car parking detracts from this character. Cars can cause damage to the footpath and there are also safety concerns for pedestrians. The Council can use its powers under the Highway Acts to control footpath crossing.

LOCAL PLAN
POLICY

TAB Tran2 – Parking for New Development

New development will be required to show how the parking generated by the proposals will be accommodated.

Many of the possible development sites in the neighbourhood are not likely to contain sufficient space for parking to be provided off the street. All proposals will have to address the problem with alternatives that may include a combination of some off-street parking together with other measures to create extra spaces on-street. Businesses would be expected to have a travel plan in place, encouraging people not to use a car for their journey to work.





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