

urban imprint

Part 2: Consultation Report

Uttoxeter Neighbourhood Plan (UNP)

Uttoxeter Town Council

July 2016

NOTE: Urban Imprint Limited is the new name of BPUD Limited who have been working on the Uttoxeter Neighbourhood Plan since 2014. All references within this document to 'the consultants' refer to BPUD, now known as Urban Imprint.



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Consultation Report: Part 2

1. Introduction

- 1.1. This document has been prepared in support of the Uttoxeter Neighbourhood Development Plan (hereinafter known as the UNP). This report documents the consultation, the findings and the broad responses, from consultation which were undertaken between May 2015 and July 2016 when the plan was submitted.
- 1.2. For clarity and in the avoidance of doubt this includes the following consultation and engagement activities:
 - Community consultation on the emerging policies document – summer 2015
 - Formal 6-weeks consultation (under regulation 14)
 - Further engagement and consultation post-Reg14 including engagement with key developers
- 1.3. This document should be read alongside the Part 1: Consultation Report which covers the consultation on the plan from its inception in 2013 to April 2015.
- 1.4. The formal 6-week consultation, which meets the requirements of regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The process and documents prepared in support of that process are included in this document.
- 1.5. A separate document has been prepared which collates and summarises the consultation responses on a policy by policy basis. Readers wishing to find specific detailed comments should refer to that document.

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2. Emerging Policies Consultation

- 2.1. Following a thorough analysis of the consultation responses which had been gathered up until April 2015, the steering group determined that the best way forward would be prepare draft outline policies which could be tested with the community.
- 2.2. The Emerging Policies Document (published July 2015 – see appendix 01) sought to present to the community and other stakeholders within the town a summary of the points raised from the consultation, the key issues and aspirations as well as setting out a broad outline of the policies proposed for the plan.
- 2.3. The document also included a draft vision and objectives for the plan allowing the community and stakeholders to leave feedback to the steering group.
- 2.4. The intention was to communicate clearly to the local community the plans framework or format, the issues it was going to tackle and the content of the policies.

Outline of the Consultation

- 2.5. In order to gather feedback on the merging policies document, the steering group set up a 5 week long consultation running from 25th July 2015 to the 31st August 2015.
- 2.6. The consultation consisted of the following elements:
 - Hosting the Emerging Policies document and associated documents on the Town Council website

- Undertaking a public consultation exhibition throughout the consultation period with a summary of the documents on A1 boards
 - Ensuring that there was appropriate publicity and information in the local press (Uttoxeter Advertiser and the Burton Mail), the Your Uttoxeter Website and on the Borough Council's website.
 - A Frequently Asked Questions (FAQ) document was also produced to support the consultation for those who had not previously attended any consultation. A copy of this document is contained at appendix 02.
- 2.7. The exhibition was on display at the town hall for the entire consultation period, with a specific staffed launch event held at the Uttoxeter Makers Market on Saturday 25th July 2015.
 - 2.8. It was determined that a stall at the Makers Market would be highly visible and would ensure that the message would circulated to as many people as possible.
 - 2.9. The steering group also took the exhibition to the Bramshall Park event over the summer to ensure that as many people as possible would be able to view the exhibition and the document.
 - 2.10. Comments on the document where invited in writing, through a simple feedback form (see appendix 03) at the exhibition and by email to the plan4uttoexter@gmail.com account.
 - 2.11. The total number of people visiting the exhibition is unknown, however, over 40 people viewed it on 25th July 2015, with nearly as many visiting the exhibition in the Park.

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2.12. Feedback from this consultation was used to develop the 'Consultation Draft' of the Neighbourhood Plan, which is detailed in chapter 3.

Summary of the Feedback

- 2.13. The plan was met with much enthusiasm by attendees of the public consultation and 18 feedback forms were received from local residents. Comments were also received from two of the local landowners / developers in the town. In most cases the feedback forms offered support for the plan, however, some raised issues and suggestions for improvements.
- 2.14. Feedback from the developers was quite negative, demanding greater flexibility, or the deletion of policy topics which would be better delivered through the Local Plan.
- 2.15. One submission sought to lobby for a further allocation for housing, however, given the comments received to date it was determined that this plan would not seek to allocate new sites for either housing or employment, letting the strategic sites identified by the Local Plan deliver the local need in addition to any windfall sites available. This is a position that has been adhered to and agreed with the Local Planning Authority during the preparation of the submission draft plan.
- 2.16. It was considered that many of the respondents sought to add detail or local specificity to those policies within the Local Plan, building on the framework set by the strategic policies and as a result the points raised by the developers were unwarranted.
- 2.17. On matters of flexibility, the group have worked closely with officers at the local Planning Authority in the development of the draft policies that formed the Regulation 14 consultation draft and subsequently in preparing the Submission Draft
- 2.18. A summary report was prepared in October 2015, which detailed on a topic by topic basis the feedback. This short three page report is included at appendix 04.
- 2.19. It was clear from the responses received that housing was a key issue for the plan, with many respondents misunderstanding the purpose of the plan and confusing strategic allocations which formed part of the Borough Council's Local Plan (in its final stages of development at that time) with the Neighbourhood Plan.
- 2.20. It was determined that in the future the relationship between the two plans would be clearly articulated in the two planning policy documents. The Neighbourhood Plan does not have the ability to amend or change strategic allocations within the Local Plan.
- 2.21. Other comments were in objection to the very idea of a Neighbourhood Plan given that it was seen as inviting further development of the town, and some respondents were opposed to any development within the town. The steering group sympathised with these residents, but given the Local Plan objectives and allocations, it is not possible to resist or restrict any more development.
- 2.22. It was clear from the responses received that whilst many of the policies topics were supported there were a number of 'stand-out' issues that should be considered in more depth as the plan progressed.

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2.23. These points can be summarised as followed:

- Traffic within the town centre, especially HGVs and other commercial vehicles
- Ensuring that jobs are created and economic development supported
- Protection for the Picknall Valley should be a high priority
- The town centre should be reinvigorated and key trouble sites be tackled
- A new role and identity for Uttoxeter should underpin the policies and the plan - it should not become a dormitory town

2.24. In response to the final point, the steering group spent considerable time and effort setting out and developing a series of overarching spatial aspirations for the town based around a strapline of '*Uttoxeter - All You Need in One Place*'

2.25. All the other comments were noted and considered as individual policies within the draft plan developed, with specific reference made to each of the key points.

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3. Regulation 14 Consultation

3.1. Consultation on the Draft Uttoxeter Neighbourhood Development Plan (Draft-UNP) was held between 15th February 2016 and 28th March 2016 in accordance with Regulation 14.

3.2. A complete Neighbourhood Plan document was presented to local people, local businesses and other stakeholders. A formal consultation exercise, all the responses were analysed and collated independent by the consultants.

3.3. A full record of the responses received on a policy by policy basis is included in the accompanying *Regulation 14 Consultation Responses* document. This document also responds to the key issues raised.

Consultation Methodology

3.4. A consultation strategy was developed by the consultants and agreed with the steering group. It set out the following core elements of the consultation process which can be summarised as follows:

- An exhibition comprising of 3No. A1 display boards (see appendix 05)
- A staffed consultation event at the Makers Markets in Uttoxeter on 27th February 2016 – stalls were inside the Town Hall and outside the town hall in the main street.
- A Roadshow – organised by steering group members to visit key groups and organisations in the town

- A questionnaire – Online and in hard copy to allow residents to leave feedback easily (see appendix 06)

- A dedicated email address and ability to receive postal responses managed by the consultant team.

- An online narrated presentation which could be watched to give an introduction to the plan.

- Copies of the plan were also available for examination at Uttoxeter Town Hall, Uttoxeter Library and the Uttoxeter Leisure centre.

- Leaflets, posters and press releases, including social media.

3.5. Information was provided in as many different formats as possible, including online and in hard copy to make sure that members of the public were able to engage with the process as easily as possible.

The Staffed Consultation Event

3.6. A staffed exhibition was held on Saturday 27th February 2016, to co-inside with the Uttoxeter Makers market. Indoor and outdoor stalls were staffed by steering group members and the consultant team to ensure that the draft plan had maximum visibility at this important stage.

3.7. The steering group is a good mix of people including members of the community, town councillors and borough councillors. and therefore the event was well represented by many of these ‘community leaders’ offering an opportunity for the community to easily engage with their identified representatives. It was

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considered that this event should look like it was being driven forward by local community champions rather than by the planning authority or Town Council.

- 3.8. The exhibition boards were deliberately kept very simple and did not give detail about the key policies, as it was determined that this would encourage people to view the plan. Given the responses to the emerging policies document, care was taken to ensure that the community were fully informed as to the relationship between the Local Plan (emerging) and the Neighbourhood Plan.



A busy outdoor exhibition from 27th February 2016



The Indoor Exhibition on 27th February 2016

- 3.9. Given the nature of the event it was very difficult to quantify numbers of attendees, however there was a constant flow of people over the course of the 9am to 2pm session when the market was at its busiest. Some residents entered into detailed discussions with steering group members and the consultants.
- 3.10. Small slips of paper including the web-address of the draft plan and instructions for responding were given out. Just over 250 of these slips were distributed over the five hour session giving some indication of the number of people visiting the exhibition on that particular day.
- 3.11. Other members of the public completed questionnaires at the event.

Steering Group Roadshow

- 3.12. The steering group staffed the boards again on 2nd and 3rd March at the Town hall to make sure that there were additional opportunities for members of the public to view the materials and understand how to leave their comments.

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3.13. In addition, members of the steering group reported back to various groups throughout the town, many of whom had been involved at the beginning of the process as a key group / organisation. These groups included:

- The Town Council
- The Friends of Bramshall Park
- The Big Heath Local
- The U3A
- The Rotary Club
- Uttoxeter Town team

3.14. The process here was focused on 'information' ensuring that as many people as possible understood the plan, its purpose and how to leave comments.

Questionnaire and written responses

3.15. A simple questionnaire was devised to assist with collecting community and business feedback. This was available online (as both a downloadable form and as an online questionnaire) and in hard copy that was available at all the roadshows and as part of the exhibition. Hard copy questionnaires were collected by the Town Council office.

3.16. The online questionnaire was monitored and managed independently by the consultants.

3.17. In addition, written comments could be received and instructions to do so was displayed on the plan and associated exhibition material. All postal responses were posted directly to the consultants.

3.18. 36 responses were received on the draft Uttoxeter Neighbourhood Plan. Given the interest at the exhibitions and on the market stall this was perhaps a little disappointing, but it still compares well to quantum responses to the Borough Council's own Local Plan.

3.19. Written responses were received from the Borough and County Council, as well as Highways England, Historic England, Sport England, Natural England, the Coal Authority and the Environment Agency. A response was also received from Marchington Parish Council.

3.20. Three responses were received from agents / developers within the town including Gleeson, St. Modwen and Gladman. The agents from Gleeson and St. Modwen having engaged previously in the plan making process at initial stages and as part of the Emerging Policies Document.

3.21. 15 lengthy written responses were received from members of the community, many of whom had also completed the questionnaire. 9 further questionnaires were received.

The response to the comments

3.22. A *Regulation 14 Consultation Responses* document has been produced which summarises all of the comments received on a policy by policy basis.

3.23. In the main, the community responses were in support of the plan as it had been written, although many responses still remained concerned about the scale of residential development proposed by the Local Plan strategic allocations.

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- 3.24. There was support for the policies which sought the protection of greenspaces and a series of new spaces suggested which have been tested, with those meeting the tests of Local Green Space being included in the redrafting.
- 3.25. There were a good many responses which supported offering specific reference to the protection of the Picknall valley.
- 3.26. Some residents were concerned about the very broad nature of the policies and the lack of specificity. Many respondents cited examples in reference to key developments or sites with particularly reference being made to the Hazelwalls (a large –and controversial - planning application on an allocated site) that was submitted and coincided with the consultation period. Whilst there is some sympathy with these comments, specific detail would likely fail to pass the basic conditions.
- 3.27. Many residents specifically mentioned the Maltings Development within the town centre and support for a specific policy on that site. The owner of the site has still failed to engage with the Neighbourhood Plan process.
- 3.28. There were a number of very helpful comments received from the Borough Council, the Environment Agency and Natural England. Wherever possible, their suggestions and ideas were taken on board to ensure the plan achieves sustainable development.
- 3.29. The comments from the County Council have been taken on board where possible. They particularly objected to one of their own sites being identified as being allocated as a Local Green Space given that public access is limited. The group have again considered the requirements for a LGS and note that public access is NOT a pre-requisite and as such it was determined that the land should remain as originally allocated.
- 3.30. Responses from the developers varied widely. The response from Gladman Developments was standardised and broad brush in its objections and as such has been of little use in the redrafting.
- 3.31. Feedback from St. Modwen's (via Agent CT Planning) mainly focused on the benefit that the plan could make over and above the Local Plan. This has been the subject of discussions with the LPA officers and it has been determined that the policies add a local perspective to Local Plan policies and that this is entirely appropriate.
- 3.32. Feedback from Gleeson's (via agent Turley) were very comprehensive and disagreed with the justification of a number of policies. Some of the issues highlighted have been addressed following discussions and changes made based on the responses from the statutory consultees.
- 3.33. Gleeson's response again pressed for the plan to seek to allocate sites – their site in particular in the Picknall Valley. The steering group had previously made clear to the developer that this plan will not allocate sites, and given the community's support for the protection of the Picknall valley it was certain that it could not support such a speculative allocation.
- 3.34. It was determined that each of the three developers who commented should be invited to discuss their responses with the steering group.

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4. Post-Regulation 14

Recommended Changes

- 4.1. The steering group met on 16 May 2016, to discuss the feedback from the Regulation 14 consultation and engagement. Prior to this meeting, the full consultation summary document, as well as a copy of the draft Neighbourhood Plan with the key comments marked on each page had been circulated to group members for this consideration..
- 4.2. It was determined that since there was genuine support for the plan as drafted, the changes should focus on any technical issues or matters where the message was unclear or had been misinterpreted.
- 4.3. One of the key pieces of feedback was that the objectives were not particularly 'Uttoxeter' specific. The group determined that specific reference to Uttoxeter within these policies would address that concern.
- 4.4. As noted above, specific changes were made to the policy TC2 to ensure that the comments about the need to deliver a more 'traditional' development as part of the Maltings were accommodated.
- 4.5. Additional changes were recommended to be made throughout the document to clarify the relationship between development proposals and their treatment of the public realm and landscape, especially with reference to the 'Streets for All' document and Sustainable Urban Drainage.
- 4.6. There was also considerable discussion about how to reinforce the business policies. Clarity was sought of the type and location of new businesses and additional safeguards on those already existing were explored as part of the responses.
- 4.7. Policy T4 met with concern from the statutory parties who would be tasked with delivering its aims (SCC and ESBC). It was agreed that the aspirational elements of the policy were to be added to policy T1 (Sustainable transport) and the policy deleted.
- 4.8. As noted in the previous chapter, the designation of the Local Green Spaces was the topic of much discussion. It was agreed to retain all the suggested designations, as much support had been gathered for them, and to add in the Churchyard as an additional LGS. Many respondents asked for the justification (Gladman / SCC / ESBC) of the Local, Green Spaces to be demonstrated. An additional chapter is to be added to the technical baseline which will summarise this.
- 4.9. It was determined that despite a poorly justified representation from the County Council regarding their land at Mount Pleasant, that it should remain allocated as such. The site is now also the subject of a TPO, which further reinforces its community benefit and role within the townscape.
- 4.10. [As previously noted, repeated calls for new allocations by the developers were not entertained, in the re-drafting of the plan. The community were already clearly uncomfortable with the strategic allocations (see comments in relation to Hazelwalls) that proposed by the Local Plan, and with these sites coming forward, there is no reason to agree to further allocations on the basis that that there is little or no uncertainty in delivery..

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4.11. A full account of the responses to comments is contained within the accompanying *Regulation 14 Consultation Responses* document.

Developer Engagement

4.12. The steering group determined that it would be beneficial to invite all the developers who had made representations to the plan to meet with the group and discuss the sites they were promoting, as well as their responses to the Neighbourhood Plan.

4.13. Only two of the developers responded and meetings were set up as follows:

- Gleeson's Homes and Turley – 10am Monday, 20 June 2016
- St. Modwen and CT Planning – 3.30pm Wednesday, 29 June 2016

4.14. Both a representative from the developer and their planning consultant attended a meeting. The meeting was chaired by the Neighbourhood Plan chair, Janet Dean and members of the steering group. Also in attendance were the Town Clerk, ESBC Neighbourhood Planning Officer and the Neighbourhood Plan consultants. Meetings were held at the Uttoxeter Town Hall.

Gleeson Homes / Turley

4.15. The meeting on 20 June focused on two sites - the first; an extension to the scheme approved in 2015 on Bramshall Road (Roycroft Farm), and the second; a large employment allocation to the north-east of the town taking access from Derby Road.

4.16. There were some discussions as to the impact that this would have on the Picknall Valley. The

developer considered that they had responded positively to the Picknall Valley and had encouraged public access along the River which was a key benefit for this scheme.

4.17. The neighbourhood plan group made it very clear that they would be unlikely to pass comment of specific aspects of forthcoming or live planning application in that forum, but would respond from a Neighbourhood Plan perspective to the applications.

4.18. The second site, is the subject of a strategic employment allocation. Gleeson's sought to bring forward up to 50% of this site for housing. Again, it was reported and discussed that the neighbourhood plan cannot contradict with the strategic employment allocations.

4.19. When asked where the employment uses would go instead, the developer responded by suggesting the site west of Uttoxeter. It was made very clear that the community felt that employment growth and protection of employment sites were key aspects of the plan.

4.20. The developer asked for 'flexibility' in the policies to accommodate as yet unforeseen circumstances. This point is noted previously and has been addressed where the steering group felt appropriate.

St. Modwen and CT Planning

4.21. The meeting on 29 June was focused on the large strategic urban extension allocation (most of which has the benefit of an outline planning permission) to the west of Uttoxeter. The meeting began by discussing matters of clarity about the applications submitted and the future timescales. We also agreed to change the

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boundary shown on one of the accompanying plans to reflect the exact permission.

- 4.22. The developers were helpfully able to set out the impacts that the new junction work on the A50 would likely have on the allocation, suggesting that the allocation at present would be unable to accommodate the amount of employment land and housing land that was promoted by the plan.
- 4.23. The meeting discussed the prospect of a relief road between the Bramshall Road and the new A50 junction. St. Modwen reported that the existing spine road was designed to discourage HGVs moving through the site on the instruction from the County Council highways group.
- 4.24. However, the developers reported that they were willing to examine the possibility of adding in a new link road as part of any re-design of the site and any further allocations to the west. This was welcomed by the group who felt it sensible to ensure that the need for such a road was referenced in the plan.
- 4.25. As a result, the deliverability of such a link can be considered to be economically feasible.

Sign-off of the Plan

- 4.26. The draft plan, in its submission draft form was presented to the Uttoxeter Town Council on 12th July 2016 for formal sign-off by the democratically elected body. 

Consultation Report: Appendices

Appendix 01

Emerging Policies Document



Uttoxeter

Neighbourhood Plan



Emerging policies report

July 2015

Introduction

Work has been underway since 2013 on the production of the Uttoxeter Neighbourhood Development Plan. This document is the first stage of the detailed drafting of the plan and when formally adopted will manage development until 2031.

The Neighbourhood Plan for Uttoxeter is designed to take advantage of the legislation put in place by the 2011 Localism Act that allows local neighbourhoods and communities to develop a land-use planning policy document for their own area. This plan is being brought forward by the Uttoxeter Town Council who are being supported by a group of 15 volunteers who have formed a steering group to take forward the process.

The Emerging Policies Document sets out the overall vision and objectives for the neighbourhood planning process, as well as offering a clear and concise summary of the key issues highlighted by the local residents, community groups and businesses as part of the process so far. It goes on to set out broad policy outlines targeted at addressing these issues.

Background

This document and the suggested policy outlines it contains are based on a significant amount of research and consultation. Since 2013, the Town Council and the steering group have undertaken a good deal of consultation with the community and other stakeholders, including:

- local business consultation questionnaire (2013)
- local residents consultation questionnaire (2013)

- issues and options consultation in the indoor market (2014)
- key groups meeting for 14 groups (2015)
- detailed workshops with U3A (2015)
- meetings with East Staffordshire Borough Council and Staffordshire County Council (2014-15).

During 2014 and 2015 the steering group worked closely with their consultants to prepare detailed studies of the relevant plans policies and strategies already in place and socio-economic profiling for the town, as well as collecting information about the areas historical characteristics, local services and landscape setting.

Purpose of this document

This document sets out the broad framework for the Neighbourhood Plan, its key aspirations and the policies that should deliver that. The chapters that follow each deal with a different theme or aspect of the town and break it down into three parts.

The first part records the key issues and ideas recorded from the consultation process so far (1), the second section sets and objective for that particular theme and then sets out the aspirations for the town until 2031 (2). The final section offers a broad outline of the policies that are suggested to be included in the plan (3).



This is not full draft plan, but it offers the reader (whether a local resident or business) the opportunity to consider the overall framework that is being used to develop the draft Neighbourhood Plan and to comment effectively.

It is clear that the aspirations set for the town cannot be delivered by land-use planning alone. The document, and the eventual plan, should consider a holistic view of the town to ensure that the Town Council, Borough Council and other organisations can focus their efforts in a targeted manner.

Planning context

The Neighbourhood Plan will have to work alongside the emerging East Staffordshire Local Plan which is currently in the final stages of preparation and adoption. This is strategic document, covering the entire borough deals with the big issues of housing and employment growth, as well as the broader issues of heritage, conservation and countryside protection. The emerging Local Plan identifies Uttoxeter, second only to Burton on Trent in size of settlement in the borough, as being suitable for the growth.

Currently the plan proposes a series of development on brownfield or previously developed sites within the town as well as a series of Sustainable Urban Extensions (or SUEs) which are to deliver approximately 1,550 new homes and 20 hectares (50 acres) of employment land.

In addition, a number of sites have been given planning permission (some as a result of recent planning appeals) which also form part of the planning context within which the Neighbourhood Plan is being developed. Many of these are at the outline stage setting

out the principle of development but not the detail. Therefore there is an opportunity for the Neighbourhood Plan to shape the detailed proposals for these sites.

Finally, Highways England and the county council are advancing proposals for the improvement to the flows and junctions on the A50. Proposals for a junction to the west of Uttoxeter serving one of the SUEs and the JCB complex to the north-west of the town are now well advanced. Other proposals, including the closure of key junctions and a new junction between the Dove Way and the A50 are less certain and will be subject to ongoing consultation and design.

This plan must be developed to effectively dovetail with these emerging plans and strategies, and ensure that the community's views are reinforced in the decisions made about these sites and projects in the future.

All the sites and proposals described above are set out on the enclosed map.

Next steps

The next steps are to gather the community's view on the Vision, Objectives and the suggested policies. They will be holding an informal consultation on the content of this document which will end at the end of August 2015. Further details are available on the Town Council website:

www.uttoxetertowncouncil.org.uk

The steering group are keen to know the answers to the following questions:

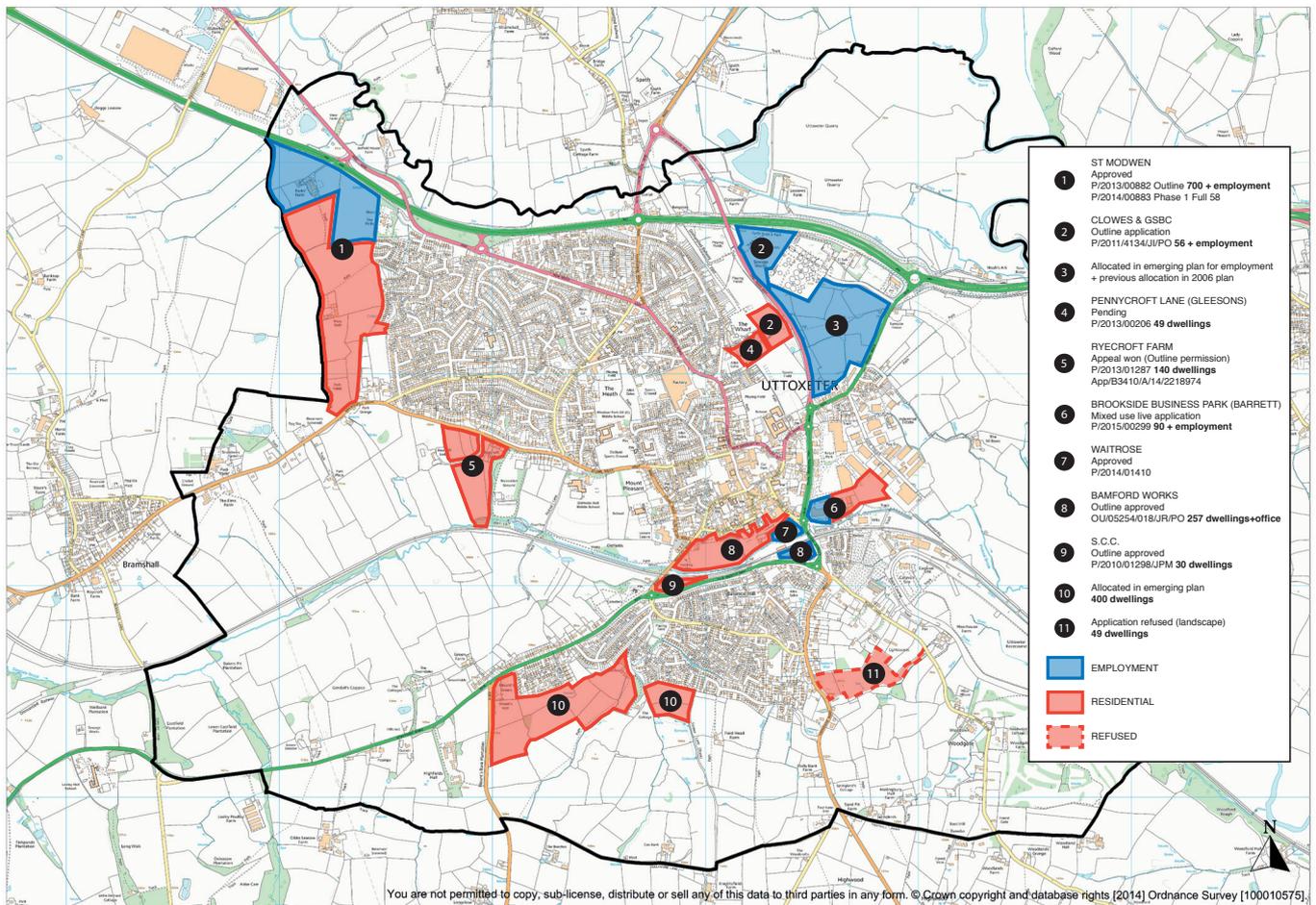
- Do you agree with the emerging vision and objectives set out in this document?
- Do you think there are any key issues that have been missed or misinterpreted?
- Do you support the suggested policies?
- Do you have any further suggestions or comments to make?

We are committed to ensuring the Neighbourhood Plan reflects the views of as many people as possible. It is important that you offer your comments and suggestions.

Neighbourhood Plan vision

The following Vision has been developed by the Steering Group to help guide the development of the aspirations and policies that will form the Neighbourhood Plan.

“Uttoxeter will be an attractive and friendly historic market town with a vibrant and bustling town centre, offering excellent opportunities for housing, employment and education, located within a highly valued rural setting and supported by appropriate infrastructure.”



Theme 1 - Economy

People in Uttoxeter said:

Shops or other retail outlets and light industrial and manufacturing businesses are considered important to provide employment and boost the local economy.

Most people think that new space needs to be allocated for employment.

People believe that barriers to the growth of the economy include high business rates, a lack of space, unattractive elements within the town centre, the lack of attractions, and a lack of infrastructure and car parking.

Effectively support the changing focus of the town as older traditional businesses move out and new employers move in.

Business start-ups with a focus on new start-ups.

The town needs overnight visitor accommodation.

Objective:

To promote and protect economic activity appropriate to the character of Uttoxeter and encourage job opportunities, particularly for the young.

Ambitions:

Support the expansion of existing and start-up businesses and retail.

Provide employment within a mixed use scheme which also has a housing element with a focus on office development.

Protect existing employment land from changes to other non-employment uses.

Support home working which could be achieved through lifetime homes.

Suggested policies:

B1 - Employment on brownfield sites

Support for new and improved office and employment sites (larger units) on existing brownfield sites.

B2 – Business Start Up

Support for home working and conversion of home industries as well as support for development proposing small scale office and flexible units suitable for start up businesses.

B3 – Employment Land

Retention of existing employment land, but criteria for when it may be reused and removed and what may replace it? Preference for commercial use unless amenity issues or viability/ marketing.

B4 - Adult education

Applications for adult education and training supported.

B5 – Overnight stays

Support for applications for overnight accommodation – B&B, Hotels etcetera. Focus on the town centre or located to railway station and racecourse (key designation).

Theme 2 - Town Centre

People in Uttoxeter said:

The town centre has lots of charity shops, takeaways and estate agents, there is a need for more niche and independent shops to attract people.

Grow the European market and support a full market day, perhaps on Fridays, to attract shoppers to Uttoxeter.

Improve the Maltings.

Bring empty units back into use.

Need more upmarket shops and 'expert retailers' to match the offer of neighbouring towns.

Improve the approaches to town and introduce welcome signs on all entry points into town and update maps in car parks and Market Place.

Better signage around town, including route marking from Tesco to town centre.

It is hard to know where the town centre is unless you are local.

Feel that the community is divided between existing residents and newcomers who don't use local services. There needs to be an offer for new residents.

Objective:

To rejuvenate the town centre, increasing footfall by making it a more attractive place to visit, shop and hold community events.

Ambitions:

Transform the area around the Maltings into a vibrant retail and employment zone.

Protect retail use in the town centre. Resist further out of town retail and promote links between existing sites and the town centre.

Reduce vacancy rate, especially in Maltings.

Increase footfall and enhance the town centre's character and heritage.

Support and encourage expansion of the markets and enhance green elements in the town centre.

Suggested policies:

S1 – Outdoor spaces

Supporting public realm (the space between buildings) and street furniture improvements within the town centre that allows for markets, festival and the use of spaces within the town centre on ad-hoc or regular occasions.

S2 - Shop frontage design

Protecting key shopping frontage from being undermined by non-retail uses. Perhaps resisting certain types of uses. The frontages to be taken forward from the Local Plan designations. The importance of key frontages could be reinforced.

S3 – Redevelop Maltings

A key site within the town that is long overdue for redevelopment for an employment and retail led scheme, including leisure and cultural elements.

S4 - Other town centre sites

To support the redevelopment of brownfield sites for retail and commercial use.

Theme 3 - Leisure and recreation

People in Uttoxeter said:

Outdoor sports provision is not as good as indoor. Sports teams have to use out of town facilities.

The cricket ground is being moved to the other side of the A50, which divides the town and will make access very difficult, especially for young people.

Lack of meaningful things for young people to do - perhaps a teenage pub without alcohol.

Voluntary groups close over the summer so childcare is an issue.

Allotments are popular, but there is a waiting list. New sites should be found with parking, water supply, good access and security.

Should protect existing allotments because they provide recreation, nature conservation and provide a community hub.

Limited community facilities to the south of Uttoxeter.

Objective:

The plan will support the delivery of improved and new leisure and recreation facilities, specifically sports pitches and amenities for young people where they are easily accessible to residential areas and offer opportunities for health and exercise.

Ambitions:

Sports provision should be accessible for all.

Provide a tourist information centre within the town.

Protect existing allotments and support the development of new sites.

Support and market the development of hotels and a variety of restaurants within the town to boost the night time economy.

Protect the existing use of listed buildings. Protect and enhance Uttoxeter's existing heritage assets.

To maximise the racecourse's potential to provide leisure and recreational opportunities and link with other activities in the town.

Suggested policies:

L1 – The Racecourse

Support leisure and tourism uses at the racecourse and improve links to the town.

L2 - Local green Spaces

The neighbourhood plan would designate spaces for protection from development eg. Bramshall Park, Picknall Valley.

L3 – Public Open Space

New provision as part of the large schemes in the town including provision of new allotments, parks and play spaces and other recreation facilities.

L4 – Night time Economy and Cultural Activities

Support for cultural and other use to expand tourism and evening activity for all ages. Use of the town centre as a focus and to maintain easy access and versatility of uses.

Theme 4 - Transport

People in Uttoxeter said:

Pedestrianised area of High Street is open to traffic because bollard across the road isn't managed properly, making it unsafe for pedestrians.

Need full pedestrianisation of High Street.

Public transport needs improvement. Bus services aren't frequent enough and hard to find out about timings.

Traffic calming needed - speed bumps and 'wiggly' road designs aren't working.

Concern about the capacity of the existing road network to cope with traffic from new development.

A through route is needed between Bramshall and the A50.

Need for cheaper transport.

Mobility is a big issue for the elderly, a mobility bus is available but is expensive and have to pre-book. Services stop at 2pm placing a heavy reliance on taxis, friends and family.

Improve the link between the racecourse and the town centre.

New homes need two parking spaces, and not through garages which are almost never used for parking.

Lack of disabled parking at the library.

Town centre car parking charges put people off visiting. Free car parking periods should be offered as well as pay on exit parking which is more flexible than pay and display.

A need to improve rail services to the town (capacity, frequency and evening services).

More benches are needed along walking routes, including at Dovefield business park.

More off road cycling routes into town, and existing cycling facilities should be improved.

Resolve parking issues at the primary school, which affects the shared access to the leisure centre.

Objective:

To improve and retain key local connections to ensure that there is appropriate transport infrastructure and improved public transport to meet the proposed growth of the town.

Ambitions:

Reduce the need to use the car and improve alternatives.

Improve links between the racecourse and town centre.

Reduce HGVs and through traffic in the town centre.

All new development must demonstrate sufficient accessible car parking.

Address perceived lack of affordable car parking in the town.

Improve cycle links through and to the town centre.

Suggested policies:

T1 – Sustainable Transport

Ensuring that public transport, walking and cycling are given priority in the delivery of new developments. Make sure that links to these networks are included in detailed design.

T2 – Links to Town Centre

Importance of improving walking links between the racecourse, Dovefields (Retail Park) and land south of the railway
– Applicants required to support and not hinder. May be funded by developer contributions.

T3 – Parking Standards

Possibility of including a policy on minimum parking standards for new development.

T4 – Traffic and the town centre

All strategic applications should take account of traffic impacts on the town centre and where possible help to reduce and manage the flows.

T5 – Traffic impact

Regardless of scale, all planning applications should consider their wider traffic impact and endeavour to improve highway safety and reduce speeds.

Theme 5 - Housing

People in Uttoxeter said:

Should not build on greenfield sites, brownfield sites and derelict land should be addressed.

Starter homes are needed, and affordable and family housing should take priority over flats, three storey and luxury housing.

JCB site needs to come forward because it is currently a blot on the landscape. This should open up the river front.

Sustainable building design ideas should be used, including carbon neutral design to reduce energy bills.

New housing development should incorporate green spaces, play areas, footpath links, and affordable housing.

Encourage flats in suitable locations, but they should provide more expansive living spaces with sufficient room for car parking.

Objective:

To provide the right mix of new housing to meet Uttoxeter's particular needs, supported by appropriate infrastructure, while avoiding losing the character and identity of the town.

Ambitions:

Prioritise brownfield land over greenfield.

Starter homes, family homes, elderly accommodation and flats are all needed.

Housing should be designed to accommodate change over time.

Houses should have front boundaries, gardens and car parking.

Large scale housing will be restricted to developments on allocated sites, or those on brownfield sites.

New houses should be energy efficient.

New housing should reflect the local built character.

Suggested policies:

H1 - Reuse of brownfield sites

A policy which prioritises the use of brownfield sites and land for development within the town for housing.

H2 – Housing Mix and Standards

A policy that deals with the mix of housing, with a focus on housing for elderly and young people (inc. affordable) but also sets standards for sizes of gardens etcetera.

H3 – Energy Efficiency

A policy that encourages the use of sustainable design and construction, including consideration of Lifetime Homes and Code for Sustainable Homes to ensure that these are to a high standard. Could suggest support for carbon neutral / low carbon designs.

Theme 6 - Environment

People in Uttoxeter said:

Picknall Valley should provide a green link from the town centre through the JCB site to the countryside.

The Picknall Valley should be protected.

Access to open spaces and the countryside should be protected.

Green corridors, trees, green spaces should all be protected and where possible enhanced.

Hydro electric power is the most popular form of renewable energy.

Objective:

To support, protect and enhance the town's rural character and landscape value.

Ambitions:

Enhance and protect the environment and access to Picknall Brook between Bramshall Park and the racecourse.

Improve Uttoxeter's accessibility to the countryside.

Establish green links throughout the town.

To enhance linear parks in the town and offer links to other locations such as sports hubs.

Protect and enhance existing green space.

To preserve key views important to the setting of the town.

To support policies and plans elsewhere to control and mitigate noise, vibration and air pollution from new development, especially the A50.

Suggested policies:

E1 – Picknall Brook and Other Green links

Policy focusing on opening up the river, improving biodiversity, introducing a green links and the walk alongside the Picknall Brook. Tying together key development sites, station and town centre. Improve public footpaths and other links through the urban area.

E2 – Protection and enhancement of existing green infrastructure

Trees, hedgerows, historic field patterns and such links as part of new applications (big or small).

E3 - Green views and areas

To identify key views and/or areas to protect from inappropriate development, focussed on preserving the setting and character of the settlement.

Theme 7 - Community facilities

People in Uttoxeter said:

Bungalows are needed for older people. These should be retained for use by the elderly and not change hands over time. Homes for the elderly should be close to bus routes.

New community facilities should be part of any development site, including but not limited to, a multi-faith facility. These should be built before houses are occupied.

New healthcare facilities will be needed as the town grows.

Objective:

To provide additional community facilities and opportunities for wider community uses, particularly for young people, older people, and for sports and activities.

Ambitions:

Address healthcare requirement in the area, especially primary care provision and care for the elderly.

Provide community hubs within new developments, accessible for all.

Protect and enhance existing community assets.

Improve education for all ages (including adult education) and childcare provision.

Suggested policies:

C1 – Community Hubs

Identification of key locations, buildings or facilities that should be protected or known as being a focus for protection, improvement, diversification. Developer contribution may be sought for the delivery of this.

C2 – Health Provision

Where appropriate, contributions for primary healthcare infrastructure will be sought to meet housing and employment growth. Developments should focus on the physical and mental well-being of existing and future residents, including preventative healthcare including high quality green spaces and design.

C3 – Education and Child Care Provision

Within sustainable urban extensions new provision would be supported where it dovetails effectively with the existing education and childcare framework. New sites should be well located and connected.

Theme 8 - Design and heritage

People in Uttoxeter said:

Uttoxeter is losing its identity as a rural market town and is progressively becoming a dormitory community town, threatening community spirit.

Protect ground floor from being converted to housing, but encourage conversion of upper floors into residential, where this is not required for retail use.

Poor accessibility for people with differently abilities and impairments around the town centre.

Improve link between racecourse and town.

Heritage buildings should be protected and where possible enhanced to retain historic market town image of Uttoxeter.

The kiosk in Market Place should be protected.

Beautiful old buildings are not accessible to people with disabilities, elderly people or parents with prams.

Make the history and heritage of Uttoxeter more visible. More should be made of local history and culture, including horses and horse racing, Gypsy and Roman history.

Objective:

Safeguard the quality of the built environment and heritage assets which can be celebrated as a key part of the town's history, character and identity.

Ambitions:

Attract people to the town with better street furniture and signage along key walking routes.

Improve the quality and consistency of the shop frontages to reflect the historic market town.

Provide locally specific guidance for the appearance of buildings and spaces.

To develop a town centre design guide.

Improving and enhancing green spaces and elements within the town centre and the quality of the public realm.

Improve access to heritage assets for all abilities.

Suggested policies:

D1 – Residential design

A policy that focuses on the design of new residential neighbourhoods including densities, materials etcetera. Possible link to a town centre design guide.

D2 – Space between buildings

Improvements to the quality of key streets and spaces, signage, street furniture. Development contribute to wider routes, reinstate and address public realm, street scene. Improve safety and security of key routes (overlooking and lighting) including appropriate green planting.

D3 – Heritage assets

List of Heritage Assets which should be protected and enhanced. This should offer a clear understanding of which heritage assets have community and cultural value.

Consultation Report: Appendices

Appendix 02

Frequently Asked Questions

Neighbourhood Development Plans

Frequently Asked Questions

Introduction

Neighbourhood planning, introduced under the Localism Act 2011, allows Town and Parish Council's to develop land-use planning documents for their local areas and neighbourhoods. The following document answers 12 of the most Frequently Asked Questions (FAQs). The consultants are happy to try and answer any further questions you might have, their details are included at the end of this document. If in doubt, please ask!

Frequently Asked Questions

1. What is a Neighbourhood Plan?

A Neighbourhood Plan is a new level of planning policy which will be used to guide land-use planning decisions (i.e. planning applications) within an identified Neighbourhood – usually a Town or Parish boundary. Neighbourhood Plans are an element of the Localism Act (2012) which offers opportunities for more local involvement in decision making about their neighbourhoods. Neighbourhood Plans are developed through community consultation and should reflect the community's aspirations for their neighbourhood.

2. What does the Neighbourhood Plan cover?

A typical Neighbourhood Plan will cover all types of relevant development – including new building, conversions and changes of use – proposed within the plan area, not just within built up areas. At present it is envisaged that this Neighbourhood Plan, when it comes into force, would cover a period until 2031, to run parallel with the emerging East Staffordshire Borough Council Local Plan. So, any planning application, however big or small would have to consider this Neighbourhood Plan until 2031 (or at least until it is reviewed). Of course, it cannot predict every eventuality over this period, but most types of development can be covered.

3. How is the preparation of the Plan being funded?

The Town Council applied to Central Government in 2012 to be a 'frontrunner' for the Neighbourhood Plan process and their successful bid was awarded £20,000 which is being used to fund the project. This money has to be used to prepare a draft Plan for submission to East Staffordshire Borough Council, paying for consultancy fees (including technical experts such as Highways Engineer and Landscape Architect), room hire and printing. The Local Authority pay for all matters after submission including the referendum.

4. Has the Neighbourhood Plan been finalised?

No. The Neighbourhood Plan is still being developed and drafted. So far there have been a number of consultation exercises have been undertaken focused on finding out what matters to the people of Uttoxeter. This included a very detailed residents and businesses questionnaire in 2013 and further community consultation in Winter 2014. Most recently a series of meetings with key groups and organisations have been undertaken. This feedback have been used to create an outline or framework for the plan, known as the Emerging Policies Document which draws this all together. This document is the subject of consultation during July and August 2015. This will form the basis of any draft plan.

5. Is the Neighbourhood Plan subject to a referendum?

Yes. The Neighbourhood Plan is subject to a referendum to decide whether or not the community want it to be used in the determination of planning applications within the Town. It will be subject to a simple 'yes' or 'no' vote which will happen sometime in the future. Before this however, the Neighbourhood Plan must be submitted to East Staffordshire Borough Council, subject to six weeks publicity and comment, examined by an independent person (who provides a written report of changes necessary) and then changes made before proceeding to referendum based on his or her advice. Once submitted to East Staffordshire Borough Council the process to referendum takes about 5 – 6 months.

6. What difference will the Neighbourhood Plan make?

If the Neighbourhood Plan passes referendum then it will be used to determine planning applications. Schemes will have to make sure that they comply with the guidance contained in the Neighbourhood Plan or offer very good reasons why this cannot be the case. The Neighbourhood Plan will be a fully-fledged planning policy document and hold equal weight to the Council's own Local Plan. It will allow the Local Planning Authority (East Staffordshire Borough Council) to adequately reflect and respond to the community's wishes through upholding the planning strategy contained in the Neighbourhood Plan.

7. How are decisions about what is in the Neighbourhood Plan made?

The final decision about what is included in the Neighbourhood Plan lies with the Town Council who are the democratically responsible body or 'designated body'. However, the Neighbourhood Plan should clearly link to the consultation undertaken with the wider community. The Town Council need to be sure that the Neighbourhood Plan best represents the views of the majority of residents. They are supported by a Steering Group made up of local people (all of whom are volunteers - who meet regularly to discuss the content of the Neighbourhood Plan) and the consultants who help ensure that the evidence is correctly gathered and presented, in planning terms.

8. Who are the Steering Group?

The Steering Group are a group of 15 local people who have volunteered their time and experience. All of the members are committed to creating the best Neighbourhood Plan possible for Uttoxeter. Many of the Steering Group have lived in the town for many years. They include members of the Town Council, members of local groups and organisations and local residents. A full list of the Steering Group members is available by contacting the Town Council.

9. What role do the consultants play?

The planning consultant, BPUD Limited, have been working with the Steering Group, Town Council and the community to help them to understand the legal and practical implications of the Neighbourhood Plan. Their role is to set out the benefits and drawbacks of certain strategies and make sure that the community's ideas are presented in a coherent manner which meets the technical planning requirements. BPUD are independent from the Borough Council and central government and do not work for any developers in East Staffordshire. They are not there to define the content of the Neighbourhood Plan – that is the role of the community as guided by the Steering Group.

10. Who uses the neighbourhood Plan once it is brought into force?

The principle user of the Neighbourhood Plan will be the Planners at East Staffordshire Borough Council, who will use the Neighbourhood Plan in order to determine relevant planning applications within the Uttoxeter. In addition, the Town Council and the community can use it to help support any representations they wish to make on planning applications in Uttoxeter. It may also be used by developers and other third parties to ensure that they reflect the community's wishes.

11. What does the Neighbourhood Plan have to comply with?

The Neighbourhood Plan has to meet a series of tests known as the Basic Conditions. These are not the same as tests for soundness or robustness which are imposed on the Borough Council's Local Plan but do mean that the Neighbourhood Plan cannot have a free reign. The Neighbourhood Plan is required to be in 'general conformity' with the policies contained in the East Staffordshire Borough Council Local Plan and the broad principles of sustainable development which are set out within the National Planning Policy Framework. It also has to make sure that it does not contravene human rights and habitats directives from the European Union.

12. When will the next version of the Draft Plan be published?

Following the close of consultation on the Emerging Policies document, the steering group and consultations will prepare a draft of the Neighbourhood Plan which is due to be published in Autumn 2015. There will be a further 6 weeks of formal consultation on the content of the Neighbourhood Plan. Members of the community, landowners, key decision makers and other stakeholders will all be given the opportunity to comment on the Neighbourhood Plan again. If you have previously commented, or made comments at a workshop or event, this does not stop you from commenting again. Further details of how this will run will be available closer to the time.

Other sources of information

There are lots of websites hosted by a number of different groups and organisations where you can find out more about Neighbourhood Planning and how it works, these are set out below. Please feel free to browse these in your own time.

- **Planning Practice Guidance** – The government website, run by the Planning Portal Service which gathers together all the guidance on plan making and decision taking:
<http://Planningguidance.Planningportal.gov.uk/>
- **East Staffordshire Borough Council Neighbourhood Planning Page** – Information on all the neighbourhood plans within the Borough and the opportunity to read others plans and examiner reports:
<http://www.eaststaffsbc.gov.uk/Planning/Planning-policy/neighbourhood-Plans>
- **Locality** – A community organisation who are responsible for the delivery of Neighbourhood Planning support on behalf of central government:
<http://locality.org.uk/>
- **Campaign for the Protection of Rural England Planning Help** – A website prepared by the pressure group which offers details how planning affects rural areas and rural communities:
<http://Planninghelp.cpre.org.uk/>

Contact the Neighbourhood Planning Team:

You can contact the Neighbourhood Planning team at BPUD in a number of ways. We will make every effort to respond to you in a timely manner and answer any questions or queries you may have. This facility is managed by our consultant team, and not by the Town Council so is designed to offer an independent advice and guidance.

By Telephone: 01625 262924

By Email: plan4uttotter@gmail.com

Consultation Report: Appendices

Appendix 03

Simple Questionnaire (EPD)

Uttoxeter Neighbourhood Plan

Emerging Policies Consultation July and August 2015 – Feedback Form

Note: Should you require additional space for your comments please use the reverse or attach additional sheets securely.

Name: _____

All personal data is held securely and used solely for the purposes of the Neighbourhood Plan

Contact: _____

1. Do you agree with the emerging vision and objectives set out within the document / exhibition?

YES

NO

(*Please delete as appropriate)

Your Comments – Or if you are unsure please tell us why:

2. Do you think there are any key issues that have been missed or misinterpreted?

YES

NO

(*Please delete as appropriate)

Your Comments – Or if you are unsure please tell us why:

3. Do you support the suggested policies?

YES

NO

(*Please delete as appropriate)

Your Comments – Or if you are unsure please tell us why:

4. Do you have any further suggestions or comments to make?

Your Comments:

COMPLETED FORMS: Please return completed forms to the feedback box at the Exhibition
Or return them to the Uttoxeter Town Hall, 19 High Street, Uttoxeter, ST14 7HP
Or by email to the following email address: plan4utttoxeter@gmail.com

The closing date for comments is 31st August 2015. Comments received after this date may not be considered.

Consultation Report: Appendices

Appendix 04

EPD Summary Report

Uttoxeter Neighbourhood Plan – Consultation Feedback Summer 2015

Topics	Comment	Name
Vision & objectives	The vision and objectives regarding town development, economy, transport are targeted and potentially achievable. But the housing plan is badly thought through.	Sujata Unnithan
	I think the proposals are excellent in terms of helping the town to progress and expand. However to ensure that the planning and business objectives do not outweigh the ???, housing, environment, heritage, community consideration.	Dianna Nicholls
	I feel that the policies use the space within the town that is wasted and not used to full potential.	Chloe Nicholls
	[I don't agree with the emerging visions and objectives) because I moved to Uttoxeter to live in a small town.	Zoe Hall
	The ESBC local plan for Uttoxeter seems to be contrary to the neighbourhood plan in that the NP talks about brown field, low cost, protection of green field etc but the local plan seems to ignore this.	Paul Hoptroff
Process	I have been very impressed by the Waitrose communication with neighbours through the planning process.	Clare Denny
Economy	I would like to see the shops concentrate on specialize shops and ??? craft.	Joy Dunia
	A thriving economy should enhance the local area and be beneficial to the community. It is important to expand and build businesses but ??? community I think reduced parking charges would asset town centre businesses.	Dianna Nicholls
	The Maltings is a key area that needs redeveloping into good size shops for retailing, bringing up to date.	Penny Krupski
	Maltings to be developed for retail not housing.	B. Gardner
	In the ambitions we specifically identify an aim to support retail yet there is nothing to reflect this in the suggested policies. I feel that retail should be identified as part of B2.	Graham Paskett
Leisure & recreation	Expensive and lacks other facilities. It is necessary to have the centre partly free for parents who drive to school and want to use the space. ??? should be there in the public section.	Clare Denny
	The protection of Picknall Valley is noted in L2 but I feel this lacks weight. I believe that approximately 600 people responded to the questionnaire and it is from these comments that many of the objectives, ambitions and policies are drawn. More than 3000 purely local people signed The Picknall Valley Preservation Group petition top safeguard the Picknall Valley from development and I feel it must be included within "People of Uttoxeter said" and reflected in objectives and ambitions. After all, 3000+ people – all local and adults – is a strong argument for local democracy and should be supported and reflected.	Graham Paskett
Transport	A lot of pressure on the road would need Uttoxeter to need more new roads and through the town meadow way. Also through the town from Stafford it will create more problems for people getting to Derby from Pennycroft area. removing junction Uttoxeter-Rocester need access more direct for workers and young people going to new sport facilities, as the traffic from Stafford would go through the town. Access for disabled people particularly for care homes should be possible.	Clare Denny
	The link road between the A50 and Bramshall Road needs to be upgraded.	M. Hathem
	Use the link between Bramshall road and A50 to be a ??? for HGV	J. Latham
	The road access from the A50 to Bramshall industrial estate is not big enough.	Martin Adshead
	The A50 transformation is needed. You need an access road to Aremien Inn and services. Ashbourne road needs a flyover, otherwise all JCB and Alton towers workers will have to drive through town. Build a road and bridge from Loxley (Thingstone) junction across valley close Bramshall. Railway crossing (and lane) to through traffic. Uttoxeter side to	R. H. woods

	come out by arterial road/Bramshall road of new estate. It makes sense and will lower deaths and accidents.	
	The public transport link from Bramshall village to town is very poor. The town centre route should go?	John Mind
	The road associated with the St. Modwins development should be specified to take the heavy vehicle transport from the Bramshall industrial estate, removing it from the town centre.	R. Divem
	Under transport you have not addressed rail. Lack of service, and carriages. People can not access Alton towers from Uttoxeter on a a sunday (tourists bring trade into this master town)	Penny Krupsky
	At the meeting on 10 July I thought it was agreed that we would include a specific point about ensuring that the transport link between Bramshall Road and the A50 through the St Modwen scheme would be sufficient to accommodate heavy goods vehicles in an effort to remove them from using Holly Road and the town centre. Should it be a suggested policy?	Graham Paskett
Housing	Reconsider the housing allocation number as most house builder will not build affordable houses and Uttoxeter will become more like a dormitory for commuters.	Sujata Unnithan
	There should be an increase in the floor space as we have the smallest in the Europe. There must be room for children to play on the floor.	Joy dunia
	Starter houses are very important especially for young people in rural areas so they can live and work in the local area.	Dianna Nicholls
	Stop building any more houses in the town, we are quite happy as we are. We need more schools and doctors. We object to develop more houses in Picknall valley.	Alvin Booth
	I have a note from the 10 July meeting that one of the objectives was to provide suitable housing to enable older people to down-size but stay within the town. I believe we discussed the provision of privately owned bungalows. I appreciate that bungalows are identified in Theme 7 but for a different purpose.	Graham Paskett
Environment	It is insufficient to allocate (as in site 10 on the plan) 400 dwellings as they come with cars and would increase noise & pollution and in the case of site 10 There is no place for in the emerging plan proposals. However the effect the natural environment is likely to be severe and permanent. Site 10 could have been used for green ventures, wind turbines and solar farms. This would decrease the damage produced by other development in the town.	Sujata Unnithan
	Park spaces not being well cared for than are already have. Pennycroft	Clare Denny
	Environmental policies are quite vague. How is biodiversity going to be improved? Are there clear plans in place? There should be allocated areas for wildlife (natural resources) protected. No take zones at Pennycroft Park and Bramshall Road Park. These areas can be educational so people are engaged and not excluded.	Amy Wain
	In view of my comments about the protection of the Picknall Valley petition, I would argue strongly that suggested policy E1 should be headed Picknall Brook, Picknall Valley and other green links.	Graham Paskett
Community facilities	Community centre undersized and not well designed for housing.	Clare Denny
	We need more doctors and schools	Zoe Hall
	Another note from 10 July and this one refers to a request for a NHS Walk-in service in the expanded town.	Graham Paskett
Design & heritage	I think the heritage aspects are extremely important. ...What is unique about the town and attract visitors alongside the plans for expansion and growth. This also will work well alongside the community environmental plans and proposals.	Dianna Nicholls
	My final note from 10 July and this one specifically refers to "identifying and protecting the medieval street pattern of the town". This is very unusual although not unique and I feel it should be incorporated into D3.	Graham Paskett

Other	There has been not enough shared info regarding the waste recycling. Increasing the number of houses means increase the waste and we would need a closer facilities than Burton.	Clare Denny
	Youth employment within the town is not a problem as such. However it is easy for students leaving school to start a job within the town and lose aspirations and hope to continue to advance. Therefore I think that chance to educate the young is just as important as adults.	Chloe Nicholls
	The policing utilities and fire/emergency services cannot cope with the present population, build all these new properties and everyone will suffer. You need to think more about your impact. Planning is not point scoring... box. It is people lives and their perception of you.	R. H. woods
	The key priorities for Uttoxeter are preserving rural landscapes, revitalising town centre, adequate services and infrastructures and increased sports provision for youth.	Dr. Peter Collins
	Strategic thinking is needed not growth for growth sake.	Zoe Hall
	Protection of a police station within Uttoxeter. Uttoxeter needs to provide larger office space. Not more industrial/light industrial units.	Penny Krupski
	In the best interest of localism the neighbourhood plan should be the key driver for development not the remotely driven ESBC local plan. There should be only be development within the existing settlement boundary. The Picknall's valley is the obvious development option if ribbon development s are not preferred.	Paul Hoptroff

Uttoxeter Neighbourhood Plan Summarised Feedback Forms:

People in Uttoxeter would like the following issues to be taken into account in the NP:

Economy:

- Specialised and good size shops for retailing especially in Maltings
- Maltings should be developed for retail not housing

Leisure and creation:

- Leaving a part of centre free for parents to use when driving to schools
- Use town hall to encourage art exhibition, indoor market...

Transport:

- The link road between Bramshall road (industrial estate) and A50 needs to be upgraded for HGVs use.
- Flyover for Ashbourne road
- The road associated with the St. Modwins needs to be specified to take the heavy vehicle transport from Bramshall industrial estate
- Better access to Alton towers from Uttoxeter especially on weekends
- Minor point identified town centre roads that could be designated 20mph
- A518 to join the A50 before Uttoxeter to avoid Lorries, Vans etc coming to the town
- Not to put a lot of pressure on the roads
- No new roads through the town meadow way
- No new road through town from Stafford
- Access road to Aremian Inn
- New road and bridge from Loxley junction across valley. Close Bramshall railway crossing through traffic. Uttoxeter side to come out by arterial road
- Address rail under transport section
- Removing junction Uttoxeter-Roicester
- More direct access to the "new sport facilities"

Housing:

- Increase in the floor space for children to play
- Reconsider housing allocation numbers for a more affordable housing
- Starter houses for young people
- Objection to housing development in Picknall valley
- Reconsider housing allocation in site 10

Environment:

- Reconsider housing allocations in site 10. It would increase noise and pollution
- Allocated areas for wildlife
- Site 10 to be used for green ventures, wind turbines and solar farms etc
- No take zones at Pennycroft Park and Bramshall Road Park. These areas to be used as educational to engage people
- Protect the green space around Bramshall road and stone road and Mount Pleasant
- Use the land for educational and sport facilities
- Mount pleasant to remain untouched or only for future use by the adjacent school
- Roads leading to the town to plant more trees

Community facilities:

- Community centre to be of a better size and design for the proposal housing.

Other suggestions:

- Provide more info re waste recycling
- More opportunities to educate young people who are losing hope to advance
- Protection of a police station within the town

Consultation Report: Appendices

Appendix 05

Reg. 14 Consultation Boards

Have your say!

Welcome

Work has been underway since 2013 on the production of the Uttoxeter Neighbourhood Development Plan. This exhibition sets out information regarding the first draft of the plan, which when formally adopted will manage development until 2031.

The Neighbourhood Plan for Uttoxeter is designed to take advantage of the legislation put in place by the 2011 Localism Act. The Act allows local neighbourhoods and communities to develop a land-use planning policy document for their own area. This plan is being brought forward by Uttoxeter Town Council, supported by a group of 15 volunteers who have formed a steering group to take forward the process.

This exhibition sets out the overall vision and objectives for the neighbourhood planning process and provides a full list and brief description of each planning policy within the document.

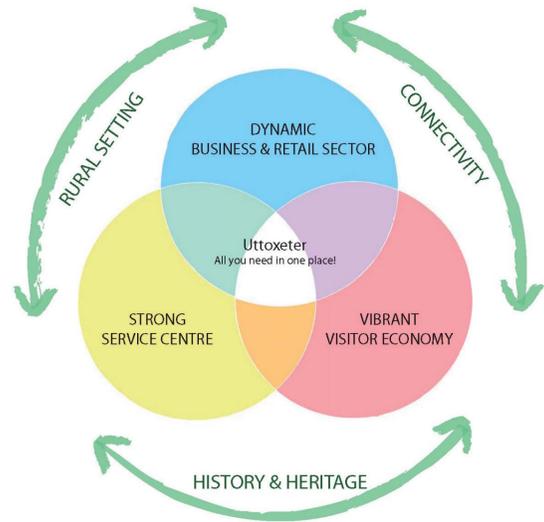
For full details, to view the draft Neighbourhood Plan and to fill in a questionnaire visit the Town Council's website:

www.uttoxetertowncouncil.org.uk

The Vision

The following Vision has been developed by the steering group to help guide the development of the aspirations and policies that will form the Neighbourhood Plan.

“Uttoxeter will be an attractive and friendly historic market town with a vibrant and bustling town centre, offering excellent opportunities for housing, employment and education, located within a highly valued rural setting and supported by appropriate infrastructure.”



The Vision Diagram - Uttoxeter: All you need in one place

PLEASE NOTE: The Uttoxeter Neighbourhood Plan, once adopted, will have to work alongside the adopted East Staffordshire Local Plan. This is a strategic document, covering the entire borough and deals with the big issues of housing and employment growth, as well as the broader issues of heritage, conservation and countryside protection. The Neighbourhood Plan can not change or remove allocations for development set out by the East Staffordshire Local Plan. The Neighbourhood Plan can however, help shape how those schemes are developed for example, in terms of design, housing mix, density and public open space.

Have your say on the draft Plan for your town

The Uttoxeter Draft Neighbourhood Plan will be subject to 6 weeks' formal consultation beginning on the 15th February 2016. The consultation period will end at 5pm on 28th March 2016 and any submissions after this time may not be considered.

Respondents may leave comments on any / all of the policies and may do so as part of one submission but each separate comment must be clearly indicated.

Comments must be received in writing, and include the following information to be considered valid:

- Name, address and contact information.
- Specific reference to the section and / or policy to which the comments relate.

By post to:
c/o BPUD
Floor 2, 16-18 Park Green
Macclesfield
SK11 7NA

By email to:
neighbourhood.plan@bpud.co.uk

(Please make sure the subject is clearly marked as Uttoxeter Neighbourhood Plan)

A number of documents accompany this draft Neighbourhood Plan. These are all available on the Uttoxeter Town Council's website:

www.uttoxetertowncouncil.org.uk

All comments will be recorded and reported to the Steering Group as part of the ongoing process. All personal information collected as part of this process will be used solely for the Uttoxeter Neighbourhood Plan and will not be sold or passed to third parties beyond the Town Council and the Local Planning Authority.

Feedback forms are available today to leave your comments. Further details are available on the Town Council website.

The Neighbourhood Plan Objectives

TOWN CENTRE

To rejuvenate the town centre, increasing footfall by making it a more attractive place to visit, shop and hold community events.

DESIGN & HERITAGE

Safeguard the quality of the built environment and heritage assets that can be celebrated as a key part of the town's history, character and identity.

BUSINESS & ECONOMY

To promote and protect economic activity appropriate to the character of Uttoxeter and encourage job opportunities, particularly for the young.

TRANSPORT

To improve and retain key local connections to ensure that there is appropriate transport infrastructure and improved public transport to meet the proposed growth of the town.

LEISURE & RECREATION

The plan will support the delivery of improved and new leisure and recreation facilities, specifically sports pitches and amenities for young people where they are easily accessible to residential areas and offer opportunities for health and exercise.

ENVIRONMENT

To support, protect and enhance the town's rural character and landscape value.

HOUSING

To provide the right mix of new housing to meet the particular needs of Uttoxeter, supported by appropriate infrastructure, whilst enhancing the character and identity of the town.

COMMUNITY FACILITIES

To provide additional community facilities and opportunities for wider community uses, particularly for young people, older people, and for sports and activities.

Summary

Full planning policies can be found in the Draft Uttoxeter Neighbourhood Plan

Summary of the Planning Policies

The core component of a Neighbourhood Plan comprises its planning policies. This part of the document has statutory weight, insofar as they will form part of the 'development plan'. The 'development plan' is the collection of planning policies used to determine whether a planning application should be approved or refused by the Local Planning Authority (East Staffordshire Borough Council). In the case of Uttoxeter the 'development plan' consists of the East Staffordshire Borough Council Local Plan 2015 and, when 'made', the Uttoxeter Neighbourhood Plan.

It is important that this document serves two purposes. Firstly, in being a document which can be used by the local community to understand and support the direction for the development of Uttoxeter. Secondly, as a technical document for planning officers at East Staffordshire Borough Council - who will be using the document to help shape planning decisions.

TOWN CENTRE POLICIES:

(PAGE 32 OF THE NEIGHBOURHOOD PLAN)

The future of Uttoxeter's town centre will have considerable impact upon the success and vitality of the historic market town. It is therefore important that the Neighbourhood Plan and its policies reflect this. The town centre area (defined by the East Staffordshire Local Plan) is shown on the proposal map.

This section contains four planning policies each seeking to address elements within the town that together will help improve it. The design of shop frontages is controlled, key town centre sites for redevelopment to high quality retail uses promoted, reuse of town centre brownfield sites is encouraged and a high standard of public outside spaces sought.

DESIGN AND HERITAGE POLICIES:

(PAGE 36 OF THE NEIGHBOURHOOD PLAN)

Protecting heritage assets and reinforcing the character of the town through well designed new development is central in maintaining Uttoxeter's distinctive character. In order to create a better quality environment within the town and build upon its architectural and design assets, public realm and street-scene improvements are needed.

The four planning policies in this section address the protection and enhancement of design and heritage assets. The first policy sets out key criteria to ensure that all new residential development meets a high standard of design. The second policy seeks high quality design in non-residential schemes and protects residents from inappropriate 'un-neighbourly' schemes. The two final policies seek high standards of design in outdoor public spaces and protection and enhancement of heritage assets.

BUSINESS AND ECONOMIC POLICIES:

(PAGE 43 OF THE NEIGHBOURHOOD PLAN)

Uttoxeter plays a key role within the sub-region and offers a convenient, central location for a range of business, tourist and employment activities. Uttoxeter still contains a number of industries and organisations which provide key employment and commercial opportunities. The Neighbourhood Plan seeks to celebrate and support these industries whilst providing opportunities for new businesses to start and grow.

These policies protect existing employment sites and promote the reuse of brownfield sites for employment uses. The second policy supports the setting up of business start ups and skills and training facilities within the town. The final planning policy seeks to encourage a greater offer of overnight accommodation in the town to support the business and tourist economy.

TRANSPORT POLICIES:

(PAGE 47 OF THE NEIGHBOURHOOD PLAN)

Future development in Uttoxeter will inevitably lead to pressure on existing transport infrastructure. In order to improve the quality of life for people in the town and develop additional capacity, the Neighbourhood Plan seeks to promote more sustainable pedestrian- focussed transport networks and improve traffic flow through the town, reducing the impact of vehicles on local communities.

The seven policies in this section of the Plan demonstrate that transport is a key issue for residents and businesses in the town. The seven policies deal in turn with encouraging of sustainable transport modes, improving links to the town centre, ensuring sufficient parking provision in new developments, limiting traffic impact across the parish and in the town centre and improving the railway station. Finally the section has a policy which encourages the provision of electronic communication infrastructure which enables people to work from home reducing the need to travel.

LEISURE AND RECREATION POLICIES:

(PAGE 53 OF THE NEIGHBOURHOOD PLAN)

Uttoxeter benefits from a good range of leisure and recreation facilities which the Neighbourhood Plan seeks to protect and enhance. However, some areas for enhancement have been identified and opportunities for diversification and establishment of new facilities are encouraged by these policies.

This set of policies protects and enhances the town's open spaces and key leisure and recreation facilities. The Racecourse is recognised for it's key role within the town. A series of key open spaces serving the community are protected in policy L2. Policy L3 resists the loss of existing open space and seeks provision of new spaces where new development occurs. Finally, other cultural uses such as the market, temporary shops and stalls are valued and encouraged in policy L4.

ENVIRONMENT POLICIES:

(PAGE 57 OF THE NEIGHBOURHOOD PLAN)

The policies within this section deal with environmental assets within Uttoxeter. The policies seek to retain and establish a network of green spaces and corridors (such as hedgerows and trees), protect the landscape setting of the town and encourage residents to utilise paths and through-route improvements.

Policy E1 identifies and seeks to protect and enhance a network of green spaces and assets which create corridors for local wildlife. The landscape setting and Picknall Valley are recognised for the crucial contribution they make to the town, and are afforded much protection. Finally, a number of key routes for walking and cycling) are identified for investment to provide 'green links' to encourage their use.

HOUSING POLICIES:

(PAGE 61 OF THE NEIGHBOURHOOD PLAN)

The site allocations within the East Staffordshire Local Plan are accepted by the Uttoxeter Neighbourhood Plan. The Neighbourhood Plan will seek to identify the right mix of new housing to meet the town's needs, supported by appropriate infrastructure, whilst avoiding the loss of character and identity of Uttoxeter.

The housing policies in the Neighbourhood Plan address two key matters raised during consultation. The first sets out a preference for new residential schemes to be located on brownfield sites (as long as employment use is not lost) to relieve pressure on greenfield sites on the outskirts of the town. Policy H2 sets out the mix and standard of housing which the Neighbourhood Plan requires all residential schemes conform with. It states that housing types and densities should be appropriate for the location (town centre or the settlement edge) and seeks compliance of housing for the elderly with best practise guidance.

COMMUNITY POLICIES:

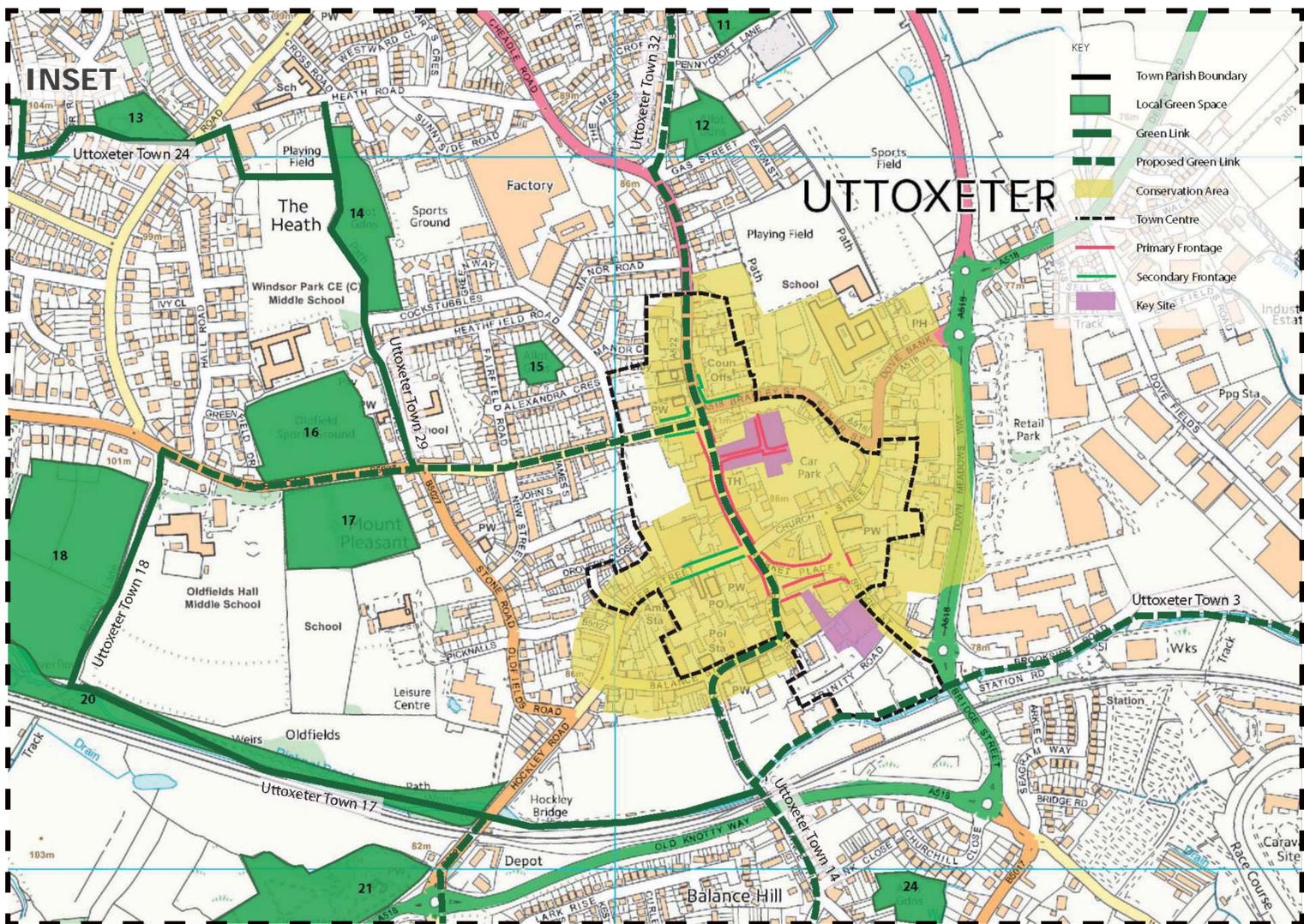
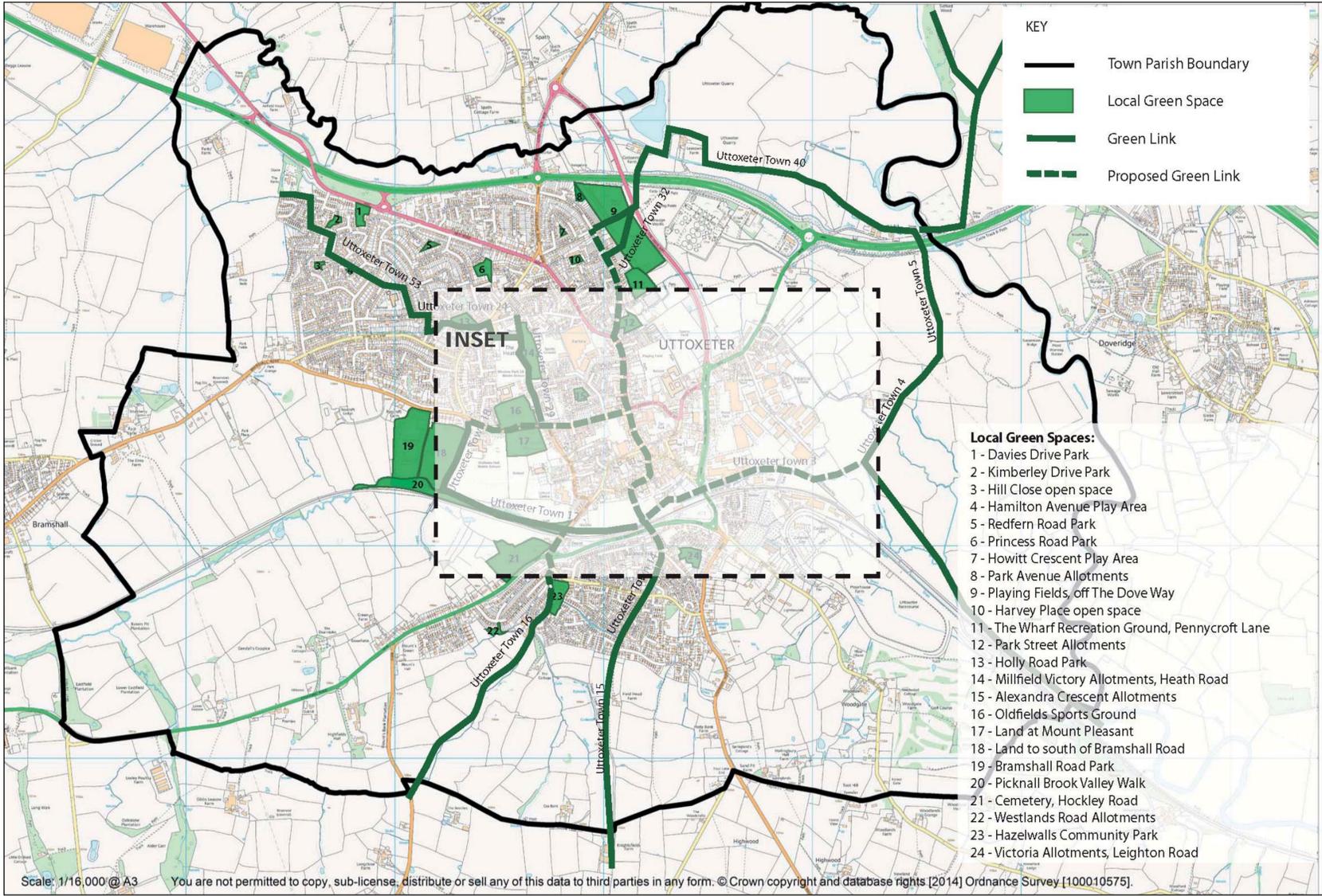
(PAGE 63 OF THE NEIGHBOURHOOD PLAN)

Uttoxeter contains a number of key local community resources and services including village halls, religious buildings, health and education facilities.

The first policy identifies Community Hubs which are considered to play a crucial role in facilitating community activities. This section also supports the provision of health care facilities in line with expected growth of the town. The final policy within this section seeks increased provision of child care facilities, encouraging smaller new businesses to start in people's homes.

The Proposals Map

The proposals maps visually present the areas of the town that neighbourhood plan policies will affect. The areas affected by the different policies are coloured or outlined to clearly demonstrate the piece of land to which each policy relates.



Consultation Report: Appendices

Appendix 06

Reg.14 Consultation Questionnaire

DRAFT Uttoxeter Neighbourhood Plan

Fill in and return this questionnaire to the Town Hall to HAVE YOUR SAY

Please use this questionnaire to share your thoughts and feedback on the Uttoxeter Parish Neighbourhood Development Plan with us. If you have additional feedback please use the space on the rear of this questionnaire or attach additional sheets securely. This questionnaire is intended to be completed alongside a copy of the neighbourhood plan. The page number of each policy is provided below. The Uttoxeter Neighbourhood Plan, and additional questionnaires can be downloaded from our website:

<http://www.uttoxetertowncouncil.org.uk/neighbourhood-development-plan>

Policy	Support	Do not support	Support with changes	Policy	Support	Do not support	Support with changes
Vision (page 20)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Transport Policies (page 47)			
Town Centre Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T1 – Sustainable Transport	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Design and Heritage Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T2 – Links to the Town Centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Transport Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T3 – Parking Standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Leisure and Recreation Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T4 – Traffic Impact	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Environment Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T5 – Traffic and the Town Centre	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T6 – Railway Provision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Objective (page 21)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy T7 – Electric Communication	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town Centre Policies (page 33)				Leisure and Recreation Policies (page 53)			
Policy TC1 – Shop Frontages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy L1 – The Uttoxeter Racecourse	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy TC2 – Key Town Centre Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy L2 – Local Green Spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy TC3 – Other Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy L3 – Public Open Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy TC4 – Outdoor Spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy L4 – Cultural Activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Design and Heritage Policies (page 37)				Environment Policies (page 57)			
Policy D1 – Residential Design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy E1 – Uttoxeter’s Network of Green Infrastructure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy D2 – Non-residential Development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy E2 – Landscape and Setting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy D3 – Space between buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy E3 – Green Links	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy D4 – Heritage Assets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Housing Policies (page 61)			
Business and Economic Policies (page 43)				Policy H1 – Housing on Brownfield Sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy B1 – Employment Land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy H2 – Housing Mix and Standards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy B2 – Supporting Business Start Ups	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Community Policies (page 63)			
Policy B3 – Skills and Training	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy C1 - Community Hubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Policy B4 – Overnight Accommodation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Policy C2 – Health Provision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
				Policy C3 – Education and Childcare Provision	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Please provide your name and address here. Questionnaires without a name and address cannot be considered:

Name: _____

Address: _____

All comments will be recorded and reported to the Steering Group as part of the ongoing plan writing process. All personal information provided as part of this process will be used solely for the Uttoxeter Neighbourhood Plan and will not be sold or passed to anyone beyond the Town Council and the Local Planning Authority.

The DRAFT Uttoxeter Neighbourhood Development Plan will be subject to six weeks consultation beginning on Monday 15th February 2016. The Consultation period will end at 5pm on Monday 28th March 2016. Responses received after the closing date will not be counted.

Further information can be found on the Town Council's website:

<http://www.uttoxetertowncouncil.org.uk/neighbourhood-development-plan>

The easiest way to get involved is to complete our questionnaire. More hard copies of the questionnaire will be available from the Town Hall, or can be downloaded from the Town Council website throughout the consultation period. If you prefer, you can also complete an online version of the questionnaire using the link below:

<https://www.surveymonkey.co.uk/r/VHCZPW7>

Please provide your name and address for your responses (paper copy or online) to be considered valid. Paper copies should be returned to the Town Hall.

Comments can also be given in writing, and must include your name and address to be considered valid. Where possible, please refer to the specific section or policy you're commenting on, to make sure that your comments can be correctly considered. Written responses should be posted to:

Uttoxeter Neighbourhood Plan

c/o BPUD Ltd
Floor 2, 16 -18 Park Green,
Macclesfield
Cheshire
SK11 7NA

Or by email to neighbourhood.plan@bpud.co.uk with the subject line 'Uttoxeter Neighbourhood Plan'

If you have any further comments about any of the policies please tell us here, noting the particular policy you're commenting on.



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