



# **TECHNICAL BASELINE DOCUMENT**

for the delivery of

## **Shobnall Neighbourhood Development Plan**

on behalf of:

**Shobnall Parish Council**

**August 2015**

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## 1. Introduction

- 1.1. This technical baseline document has been prepared in support of the development of the Shobnall Neighbourhood Plan, for the parish of Shobnall in Burton-upon-Trent, East Staffordshire.
- 1.2. The document has been designed to be read in conjunction with various other technical papers and core documents developed by various sources, including East Staffordshire Borough Council, English Heritage, the Environment Agency and other consultants.
- 1.3. Each chapter provides in-depth information gathered from various sources as to the current status of planning policy, current development, the condition of the built and natural environment, and socio-economic conditions in the parish.
- 1.4. The document outlines the key baseline issues that are present within Shobnall of relevance to the development of the Shobnall Neighbourhood Plan. These key issues within the parish, which may or may not ultimately be reflected in the final Neighbourhood Plan, are important to document and explore in order to provide the Plan with a full technical background baseline and for those developing the plan to be as fully informed as possible.

## 2. Background

- 2.1. This chapter provides an introductory background to the parish of Shobnall and therefore to the Neighbourhood Plan.
- 2.2. Shobnall Parish lies within the town of Burton-upon-Trent, in the borough of East Staffordshire in the county of Staffordshire. The parish had a population of 7061 people in 2011. Burton lies in the east of Staffordshire and the West Midlands region, close to the border with Derbyshire and the border with the East Midlands regions. It is one of two principal towns in East Staffordshire, the other being Uttoxeter. The surrounding area is predominantly rural with a mixture of small towns and villages, with the nearest cities being Stoke-on-Trent (10 miles to the north-west) and Derby (13 miles to the east).
- 2.3. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their local area.
- 2.4. Neighbourhood Plans must be in conformity with the Local Planning Authority's (LPAs) Operational Development Plan. In the case of Shobnall this is the emerging East Staffordshire Local Plan. Once submitted to the LPA, the Neighbourhood Plan will be subject to a public examination and finally a local referendum, before (depending on the outcome of the referendum) being adopted as a new tier of planning policy and being used in the determination of planning applications within the parish.
- 2.5. Thorough consultation with residents and local people in the parish, it is possible to set out a vision and develop a strategy for growth and development within Shobnall that is in keeping with what the local people wish to see in their local area, and to address the issues that concern local people about their parish, the problems it faces and the opportunities it offers.



### 3. Policies and Plans

- 3.1. National planning policy dictates that Neighbourhood Plans must be in general conformity with the planning policy context within which they operate. The Shobnall Neighbourhood Plan has the potential to be influenced by various local and national plans, policies and legislation. This chapter aims to highlight the obligations that Shobnall has to other plans and programs and the manner by which these will be addressed throughout the plan.
- 3.2. This section outlines the planning policies and strategic plans which are relevant to the Shobnall Neighbourhood Plan. The Shobnall Neighbourhood Plan area was designated in Spring 2015 after a number of community representatives decided to embark on the production of a Neighbourhood Plan for their parish.
- 3.3. The documents that have been reviewed are as follows:
- The National Planning Policy Framework
  - The emerging East Staffordshire Local Plan
  - Conservation Area Appraisal and Management Plans
  - East Staffordshire Design SPD
  - East Staffordshire Open Space SPD
  - East Staffordshire Housing Choice SPD
  - The National Forest Strategy

#### *The National Planning Policy Framework*

- 3.4. The guiding principle driving the Framework is the aim of achieving sustainable development. The Framework then sets out the core ways in which this is to be approached at the local and neighbourhood levels. The following section details the parts of the Framework specifically relevant to Shobnall and the preparation of its neighbourhood plan.
- 3.5. Section 1 of the Framework seeks to ‘Build a strong, competitive economy’. For Shobnall, aspects of this section which relate to the economic needs of an area are of particular relevance, due to the large portion of the parish which is under commercial use and ownership.

Paragraph 19 promotes an approach that ‘proactively’ seeks to ‘meet the development needs of business and support an economy fit for the 21st Century’. Paragraph 21 builds on how this can be achieved stating that ‘planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing’.

- 3.6. Section 2 sets out how the viability of town centres can be ensured through ‘positive’ planning policies which ‘promote competitive town centre environments and set out policies for the management and growth of centres over the plan period’ (paragraph 23).
- 3.7. Section 4 seeks the promotion of sustainable transport to ‘reduce the need to travel’ through the use of ‘smarter use of technologies’. It goes on to state that a balance must be met in which sustainable transport modes are favoured and people are offered ‘a real choice about how they travel’ (paragraph 29). This may be an aspect the Neighbourhood Plan wishes to focus on given the proximity of Shobnall parish to Burton town centre and the potential to promote sustainable modes. To support this, paragraph 32 refers to the requirement for a Transport Statement or Transport Assessment when developments which would generate a significant amount of traffic are proposed.
- 3.8. The delivery of a wide choice of high quality homes is approached in Section 6 of the Framework. Paragraph 50 clearly sets out how the aspiration ‘for a wide choice of high quality homes, to widen opportunities for home ownership and to create sustainable, inclusive and mixed communities’ should be achieved through:
  - Planning for a mix of housing that is ‘based on current and future demographic trends, market trends and the needs of different groups in the community’ (i.e. families with children, older people, those with disabilities, service families and those wishing to build their own homes);
  - Identifying the size, type, tenure and range of housing needed (reflecting local demand);
  - Setting policies for meeting affordable housing need that are ‘sufficiently flexible’.
- 3.9. Emphasis in paragraph 51 then moves on to the importance of planning to ‘identify and bring back into residential use empty housing and buildings’ (in line with relevant local strategies) in

addition to favouring 'change to residential use from commercial buildings where there is an identified need'.

- 3.10. Requiring good design is an integral part of the Framework (detailed in Section 7) and a theme which should run clearly through the Shobnall Neighbourhood Plan. Paragraph 56 makes the very clear statement that 'good design is indivisible from good planning' whilst paragraph 57 expands on this by specifying that 'high quality and inclusive design' should be central to 'all development including individual buildings, public and private spaces and wider area development schemes'.
- 3.11. The Framework then goes on to specifically mention Neighbourhood Plans in paragraph 58, stating that they 'should develop robust and comprehensive policies that set out the quality of development that will be expected in the area'. There follows a number of criteria as to what constitutes high quality design summarised below:
- Well-functioning and adding to the overall quality of the area over the lifetime of the development;
  - Establishing a strong sense of place and creating attractive and comfortable places to live work and visit;
  - Optimising the potential of the site, providing an appropriate mix of uses and support local facilities and transport networks;
  - Responding to local character and history, reflecting local identity whilst not discouraging innovation;
  - Creating safe accessible environments;
  - Ensuring developments are visually attractive and utilising good architecture and landscaping;
- 3.12. Paragraph 66 emphasises the expectation for applicants to work closely with communities effected by their proposals in order to influence the development of a schemes design.
- 3.13. Section 8 deals with softer planning matters surrounding the promotion of healthy communities. Paragraph 69 outlines the importance of planning which facilitates 'social interaction and creating healthy, inclusive communities' and developing 'a shared vision with communities of the residential environment and facilities they wish to see'. This paragraph

also states that Neighbourhood Plans are one of the ways in which this can be facilitated by the LPA.

- 3.14. Paragraphs 73 and 74 outline the importance of access to high quality open spaces and opportunities for sports and recreation in the health and wellbeing of communities, emphasising the need for up-to-date assessments of need for such spaces upon which to base planning policies and the importance of protecting existing open space and sports and recreational buildings.
- 3.15. A key issue for many neighbourhood plans is the protection of such spaces through designation of a Local Green Space. Paragraph 77 of the Framework sets out the key criteria of spaces that are eligible to be protected in this way:
- Close proximity to the community they serve;
  - Special to the local community holding particular local significance;
  - Local in character and not an extensive tract of land;
- 3.16. Section 10 addresses the challenge of climate change and flooding whilst seeking an approach which aims to reduce emissions and promotes energy efficiency. Paragraph 100 specifically outlines the approach to take to flood risk and how to conduct the sequential test. This process may be required in areas of Shobnall at risk of flooding.
- 3.17. Section 11 of the Framework sets out the priorities for conserving and enhancing the natural environment, specifically mentioning the importance of valued landscapes, geological conservation interest and soils, ecosystem services, biodiversity and ecological networks in order to minimise pollution and other adverse effects on the local and natural environment (paragraph 100 – 110).
- 3.18. The historic environment is the subject of Section 12 which in paragraph 126 sets out the need for a 'strategy for conservation and enjoyment of the historic environment' and recognition of such assets as an 'irreplaceable resource' to be conserved 'in a manner appropriate to their significance'.

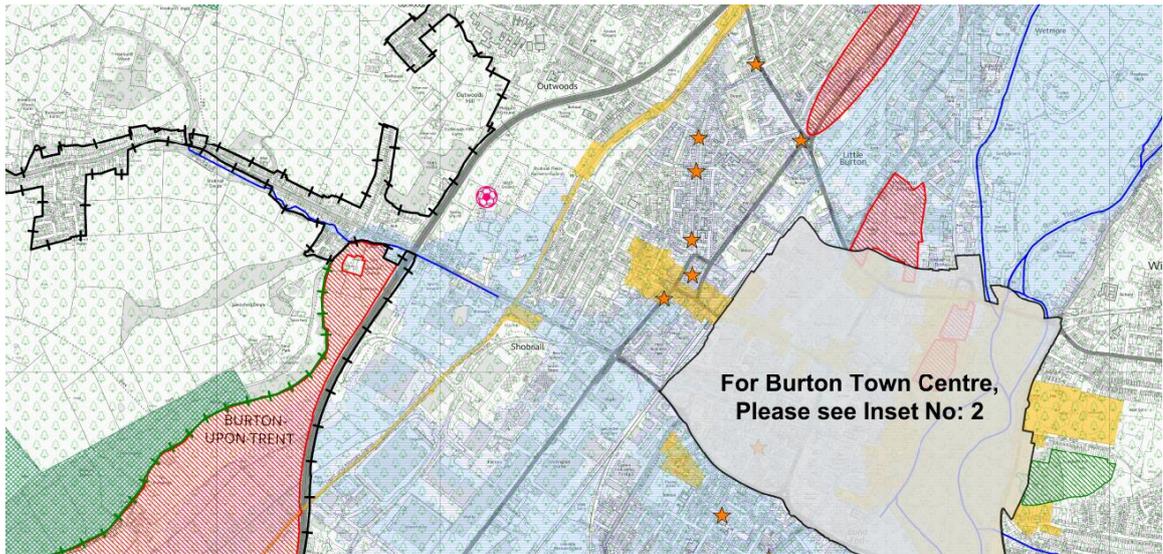
3.19. The final section of the Framework directly relevant to Shobnall neighbourhood plan is paragraphs 183-185 which deal with the preparation of neighbourhood plans. It outlines the role of neighbourhood plans in setting policies which determine the decision of planning applications. The requirement of neighbourhood plans to be in 'general conformity with strategic policies of the Local Plan'.

#### *The emerging East Staffordshire Local Plan*

3.20. East Staffordshire Borough Council is currently in the process of preparing a Local Plan as way of an update to the Core Strategy adopted in 2006. The emerging Local Plan was most recently published as Pre-submission draft which is now undergoing Examination in Public. Under current timescales adoption of the new Local Plan should take place in late 2015. Given the likely timescales it is envisaged that the new Local Plan will be adopted prior to the emerging Shobnall Neighbourhood Plan passing referendum and being 'made'. Therefore this review of relevant plans and policies looks to the emerging Local Plan and may need updating upon its adoption if significant changes result from Examination in Public.

3.21. Of all the policies within the emerging Local Plan it will be the Strategic Policies with which the Shobnall Neighbourhood Plan must demonstrate 'general conformity'. The emerging Local Plan currently has a total of 35 Strategic Policies. Of these 35 it is considered that 26 are relevant to Shobnall and therefore, according to national policy, should be taken into account in the preparation of the neighbourhood plan.

3.22. The emerging Local Plan proposals map below shows how some of the policies impact the parish of Shobnall including; SP7 – Sustainable Urban Extensions, SP20 – Town and Local Centres Hierarchy, SP25 – Historic Environment, SP26 – The National Forest and SP32 – Outdoor Sports and Open Space Policy.



Source: ESBC emerging Pre-submission Local Plan Proposals Map

3.23. The following section takes each relevant Strategic Policy in turn and identifies its core aims and how it may influence the preparation of the Shobnall neighbourhood plan:

- SP1 East Staffordshire Approach to Sustainable Development:
  - This policy sets out the principles of sustainable development to be demonstrated by development proposals essentially offering a comprehensive overview of the 13 factors which constitute a presumption in favour of sustainable development in East Staffordshire. A key role of the Shobnall Neighbourhood Plan will be to interpret and apply these principles locally to the parish.
- SP2 A Strong Network of Settlements
  - Whilst the parish of Shobnall is not specifically mentioned in or identified within the settlement hierarchy established by this policy it is part of the Burton upon Trent 'Main Town' and forms part of the town centre and periphery. As the emerging Local Plan outlines it is the Main Town of Burton upon Trent where the majority of new development is to be located. Something the neighbourhood plan should reflect and work with this consideration to ensure the best outcome for the wellbeing of parish residents.

- SP3 Provision of Homes and Jobs 2012 – 2031
  - This policy sets the LPA’s housing and employment land targets over the plan period. This includes 11,648 dwellings, 30 hectares of new B1, B2 and B8 employment land and a continuation of 10 hectares B1, B2 and B8 employment land. However, this is subject to change as the Plan goes through the Examination process.
  
- SP4 Distribution of Housing Growth 2012 – 2031
  - This policy provides the spatial distribution of the housing target. One of the large allocated housing sites (Branston Locks) is located partially within the parish of Shobnall and has been approved at outline stage. The Shobnall community may wish to have a certain level of influence over the reserved matters applications, which will come forward as part of this large scheme, through the neighbourhood plan policies.
  
- SP7 Sustainable Urban Extensions
  - This policy outlines the contribution Sustainable Urban Extensions should make towards a number of features including the green infrastructure network, housing choice, employment uses, retail/leisure/cultural/community and health facilities, education, walking and cycle routes, access to bus services, conservation and enhancement of environmental and historic environment character, local waste management facilities, renewable or low carbon energy supply and the conservation of water.
  
- SP9 Infrastructure Delivery and Implementation
  - Policy SP9 states the LPAs intention to introduce a Community Infrastructure Levy. Once ‘adopted’ Neighbourhood Plans enable communities to receive 25% of CIL as opposed to 15% for areas with no neighbourhood plan. This provides incentive for communities such as Shobnall to embark on the production of a neighbourhood plan and to provide evidence for where CIL monies would best be spent.
  
- SP10 Education Infrastructure
  - This policy outlines the LPAs support for education infrastructure (such as the new primary school to be located within the Branston Locks development) and in particular further

education facilities such as the Burton Technical College within Shobnall. This part of the emerging Local Plan also identifies the area within which the college sits as an area 'in need of regeneration' – therefore presenting the opportunity for the neighbourhood plan to promote such regeneration in partnership with the parish's educational organisations.

- SP13 Burton and Uttoxeter Existing Employment Land Policy
  - The LPA outlines its requirement for a mix of B1, B2 and B8 uses to be provided on existing employment sites, except where the site is to be entirely developed for a specific user (generating a significant number of jobs) or where the size and or location of the site limits certain uses. On these sites non B class uses will only be permitted if four key criteria are met which concern economic development needs, impact on the character of the area or impact on the use of the site for employment uses. The Shobnall neighbourhood plan covers a large area of employment land and therefore may take into account the future use of these sites, ensuring general conformity with this strategic policy, in its own policies.
  
- SP15 Tourism, culture and leisure development
  - This policy seeks to ensure that tourism, culture and leisure uses (new and existing) support the local economy and promote local distinctiveness, character and quality. Shobnall is home to Shobnall Leisure Complex and Shobnall Marina, which makes a significant contribution to sports and recreation offer, not just for the neighbourhood but also for a much wider area. Therefore the protection and future development of these facilities may be addressed by the neighbourhood plan.
  
- SP16 Meeting Housing Needs
  - Strategic policy 18 sets out the required mix of housing to be provided in each tier of settlement. Shobnall lies within the main town of Burton and therefore should provide a mix of housing in accordance with the percentages set out in the table below.

	Burton	Uttoxeter	Other areas
1-bedroom or studio homes	3%	2%	5%
2-bedroom housing for older people	14%	14%	14%
2-bedroom homes for singles and couples	2%	17%	28%
2-bedroom houses for families	18%	8%	13%
3-bedroom houses	29%	37%	27%
4-bedroom houses	24%	16%	10%
5-bedroom houses	10%	7%	3%

- SP17 Affordable Housing

- The LPA sets out the required provision of affordable housing for new development according to its size. Affordable housing is to be provided at 25% on market led residential schemes of 4 or more dwellings or on a site of 0.14 hectares or more. This policy may be subject to change once the pre-submission draft has been through Examination in Public.

- SP20 Town and Local Centres Hierarchy

- This policy aims to support and strengthen town, local and rural centres by ensuring they remain the focus of convenience and comparison retail floorspace. While the emerging Local Plan identifies required additional retail floorspace within the Town Centres of Burton and Uttoxeter no additional requirement is identified within Local Centres such as those in Shobnall. The policy also identifies these Local Centres, naming four within Shobnall: Waterloo Street, centre; Waterloo Street, north; Waterloo Street, south; and Wellington Street.

- SP21 Managing Town and Local Centres

- Strategic Policy 21 outlines how the LPA will approach management of Town and Local Centres. The policy specifically identifies the criteria against which new or extended local convenience shopping will be assessed, including scale, meeting local need, accessibility, impact on residential and other adjoining uses, and compliance with the ESBC Design Guide.

- SP22 Supporting Local Communities
  - This policy seeks to ensure sufficient provision of community facilities across the borough. It identifies a number of criteria which proposed new community facilities should meet (accessibility, part of a mixed-use scheme, proximity to the community they serve). The policy also encourages multi-use premises and resists the loss of community facilities.
  
- SP23 Green Infrastructure
  - This policy promotes green infrastructure corridors which exist throughout the borough (as identified within the East Staffordshire Green Infrastructure Study) and seeks their conservation and enhancement. The policy states that new development must create, enhance or contribute to the ongoing management of these assets and prioritises those that offer additional benefit to local communities (i.e. walking/cycling access/biodiversity/open space provision/ecological networks and heritage assets). The policy also sets ten key standards to be met by green infrastructure in line with those set out in the East Staffordshire Green Infrastructure Study.
  
- SP24 High Quality Design
  - Policy SP24 provides detail on what the LPA considers to be high quality design and the key considerations which should influence development proposals. Eleven key factors are set out including core elements of good urban design: sense of place, good passive surveillance and active frontages, local distinctiveness, enhancing the landscape, legibility and permeability, use of green infrastructure, context, adaptability, appropriate innovation, public art and use of renewable energy. At the neighbourhood level high quality design is crucial for communities, including Shobnall.
  
- SP25 Historic Environment
  - This policy seeks to ensure that new development protects, conserves and enhances heritage assets and their settings. This includes designated and non-designated assets. Shobnall includes one Conservation Area and a number of listed buildings, including Burton Town Hall, in addition to a number of non-designated heritage assets.

- SP26 National Forest
  - The LPA state their commitment to the implementation of The National Forest - Forest Strategy in addition to a number of other criteria relating to the promotion and enhancement of The National Forest within the borough. These include conversion of land to woodland and sustainable development which promotes tourism, leisure, rural diversification and woodland economy. The policy also identifies what is considered to be appropriate landscaping solutions. Whilst Shobnall is located on the edge of Burton town centre the parish boundary incorporates large areas of public access open space and recreational facilities. When the neighbourhood plan looks to protect and enhance these areas, the key role and support of the National Forest's Strategy should be utilised fully.
  
- SP27 Climate Change, Water Body Management and Flooding
  - Part of the parish of Shobnall lies within Flood Risk Zones 2 and 3, making policy SP27 particularly relevant. The policy presents key criteria against which to assess proposals in flood risk areas in addition to setting out the LPA's requirement for Flood Risk Assessments and key principles which seek the alleviation of the effects of climate change. The policy goes on to state the LPA's expectation that all new development incorporate Sustainable Urban Drainage Systems (SUDS), providing three criteria which must be met: discharge of clean roof water, limiting surface water discharge and protecting and enhancing wildlife habitats.
  
- SP28 Renewable and Low Carbon Energy Generation
  - This policy sets out the LPA's commitment to promote and encourage renewable and low-carbon energy generation where appropriate as part of new developments, existing developments or as part of community-led initiatives.
  
- SP29 Biodiversity and Geodiversity
  - Policy SP29 seeks the protection, maintenance and enhancement of the borough's biodiversity and geodiversity through a number of measures outlined within the policy, and resists new development which adversely impacts local designated sites, non-protected sites and priority species.

- SP30 Locally Significant Landscape
  - This policy outlines the significance of Landscape Character Area assessments in the determination of proposals, and the avoidance of schemes which adversely affect the quality, character, appearance or setting of locally significant landscape areas.
  
- SP32 Outdoor Sports and Open Space Policy
  - Policy SP32 sets the standards of outdoor sports and open space to be provided through new development. Shobnall is home to a Sports Hub (Shobnall Leisure Complex) which is likely to receive funding through contributions from new developments in and around the Burton area. The policy refers to Sport England and National Governing Body standards for playing pitches and outdoor sports, and also sets twelve key standards for new open space provision.
  
- SP33 Indoor Sports policy
  - This policy simply states the LPA's commitment to making the most of existing indoor resources and ensuring any new provision responds directly to identified need and contributions sought from CIL or S106 where appropriate.
  
- SP34 Health and Wellbeing
  - Policy SP34 outlines how the LPA will seek to ensure that new development is delivered in order to enhance health, safety and wellbeing, by complying with three key criteria.
  
- SP35 Accessibility and Sustainable Transport
  - This policy seeks to encourage a well-integrated community and well connected locality through a sustainable transport system. It outlines six key steps which, combined, will encourage use of sustainable transport modes which cover: travel plans, traffic management measures and environmental improvements, reducing the need to travel through technology, appropriate infrastructure measures, contributions from developers and transport assessments.

## *Other Relevant Plans and Policies*

### *Conservation Area Appraisal and Management Plans*

- 3.24. Shobnall parish contains two Conservation Areas. King Edward Place Conservation Area was designated in June 1970. This area covers the area around King Edward Place and St Paul's Square and contains a number of key civil buildings including the Town Hall. This area is also subject to an Article 4 Direction which restricts all development which would otherwise be permitted development under the Conservation Area designation. The King Edward Place Conservation Area Appraisal and Management Plan was published in 2010 and is available online at <http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/conservlistedbuild/appraisaldocs/ConservationAreaAppraisal-KingEdwardPlace.pdf>.
- 3.25. The second Conservation Area follows the canal and is part of the wider Trent and Mersey Canal Conservation Area. The Appraisal and Management document is due to be updated, having been published in 1988. It is available online at: <http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/conservlistedbuild/appraisaldocs/TrentandMerseyCanalMainText.pdf>.

### *East Staffordshire Design SPD (2008)*

- 3.26. The East Staffordshire Design SPD provides guidelines for the achievement of high quality developments which contribute positively to their setting and reinforce and protect the local distinctiveness of the borough. The document deals with residential developments and commercial and householder developments and is therefore a crucial resource not only for potential developers but also in the preparation of the Shobnall neighbourhood plan. The Shobnall neighbourhood plan offers the unique opportunity for guidelines provided within the Design Guide to be reinforced through the neighbourhood plan document, to be adopted as planning policy and therefore become part of the statutory development plan.

### *East Staffordshire Open Space SPD 2010*

- 3.27. The Open Space SPD provides further detail to Local Plan policies that deal with open space provision. The document states type and quality of open space and green space required. It also plays a key role in helping officers and developers identify the level of need for open space. The SPD is based upon an audit of open space and sets out the shortfall of provision and

deficiencies in open space and sport and recreation provision in the borough. This document will however, be reviewed and updated in parallel with the Local Plan.

*East Staffordshire Housing Choice SPD Amended 2014*

- 3.28. This Housing Choice SPD aims to provide a greater level of detail on how national and local policy for housing should be applied in the borough. It seeks to ensure that new residential development meets the housing needs of the area, and deals specifically with affordable provision, aspirational provision, rural affordable housing and housing for older people. If seeking to provide policies dealing with housing type and mix the Shobnall neighbourhood plan can use this SPD as guidance on the LPAs approach.

*The National Forest – Forest Strategy 2014 – 2024*

- 3.29. The National Forest was set up in the early 1990s with the intention of demonstrating the benefits of forest in close proximity to a large population. The project aims to make the most of existing assets, enhancing and spreading the forest, increasing engagement and enjoyment of the asset and building effective working partnerships. The strategy sets out a number of key priorities and key activities that will be undertaken to continue this work. Similarly to much of East Staffordshire, Shobnall lies within The National Forest. Working in partnership with The National Forest would provide opportunities for investment and funding for street trees and enhancement of new and existing open spaces. Joint working with this organisation could be encouraged through the policies in the neighbourhood plan.

## 4. Planning Proposals and Current Development

- 4.1. This chapter provides an overview of recent (within three years) planning proposals and development schemes in and around Shobnall parish. It has been prepared by referring to the local planning registry maintained by East Staffordshire Borough Council.
- 4.2. The purpose of this is to provide an understanding of the context within which the neighbourhood plan will operate, i.e. the type and amount of new development that is taking place in the plan area at the outset of the plan period.

### *Major residential developments*

- 4.3. Several major residential developments in and around Shobnall have achieved planning permission (or which are awaiting decisions) in the last three years. These are:

### *Undecided proposals*

- 83 dwellings at Forest Road (application P/2014/01304, registered November 2014)
- Up to 150 dwellings at 2 Red House Farm, Lower Outwoods Road (application P/2014/01530, registered in December 2014).
- Up to 300 dwellings on land to the south of Forest Road (application P/2013/00491, registered April 2013, decision pending). An earlier similar application on the site was approved at appeal in 2012.
- Up to 483 dwellings at the B&Q Branston Depot, Burton Road in Branston (application P/2012/00920, registered in August 2012. The status of the application is unclear from the planning register).

### *Approved / completed developments*

- The Branston Locks mixed-use development, comprising up to 2500 dwellings and a new local centre comprising up to 92,900 square metres of employment floorspace, community uses and a hotel, at Lawns Farm, Branston Road (application P/2012/01467).

- A mixed use scheme comprising up to 660 dwellings, employment space, and community uses, at land south of Lichfield Road in Branston (application P/2013/00432).
- 151 dwellings at the former JB Kind premises on Shobnall Street (application P/2014/00184).
- 15 dwellings at land adjacent to 151 Grange Street (application P/2013/00461).
- 81 dwellings at the former Computer Centre on Shobnall Road (application P/2012/01487).

*Other development*

- 4.4. Besides the major schemes outlined above, analysis of the planning register suggests a number of ongoing trends in development in the parish.
- 4.5. There have been eight instances of commercial properties being changed to residential use, including several shops, offices and storage. Perhaps most notably, the conversion of two former public houses (the Star and Garter and the Byrkley Arms) into flats was approved in 2014. These cases represent a loss of shops and other employment uses in the plan area. Two applications for change of use from residential to commercial uses have been refused, and one was approved.
- 4.6. In the same three-year period, there has been limited new commercial development, as follows:
- A new micropub (created from a former office) on Derby Street was approved in 2013.
  - Permission was granted to expand the use-class of existing shops at 1-3 Borough Road, to allow for their use as *“small clinic/consultants practice, physio, training facilities/courses and small galleries”*.
  - Marston’s Brewery received permission to erect four new warehouses in 2014.
  - A former grain warehouse at Derby Street has been adapted into a Travelodge, after consent was granted in 2012.

- 4.7. In addition to the above developments, the former Burton Town Hall Annexe is currently being converted from into a new further education college, which will represent a major new development in the centre of the parish.

#### **Summary of Chapter – key findings**

- Several significant residential/mixed-used development schemes have been proposed on sites adjacent to and in the plan area. Once developed over the course of several years, these will represent major additions to the built-up extent of Burton.
- In the existing built area of Shobnall parish, there is a trend towards adaption of existing commercial property into residential use, and for the creation of new homes on former industrial sites. This has resulted in the loss of shop premises and former pubs in the centre of the plan area.
- New residential development can be expected to come forward in and around the plan area, within the plan period. The neighbourhood plan could therefore seek to influence the form of residential schemes to address the issues, needs and opportunities present in Shobnall.
- There has been limited new commercial development in recent years (i.e. since 2012). However this was preceded by major new commercial development at Centrum 100.

## 5. Socio-Economic Profile

### 5.1. Introduction

This section of the baseline research has been prepared to provide an overview of the socioeconomic conditions of the resident population of Shobnall. This has been done by considering a wide variety of issues including demographics, economics and employment, health, and housing.

The local indicators for these issues are compared to indicators for East Staffordshire, the West Midlands, England (or Great Britain / United Kingdom depending on data available) to provide context and to understand how conditions in Shobnall compare to other places.

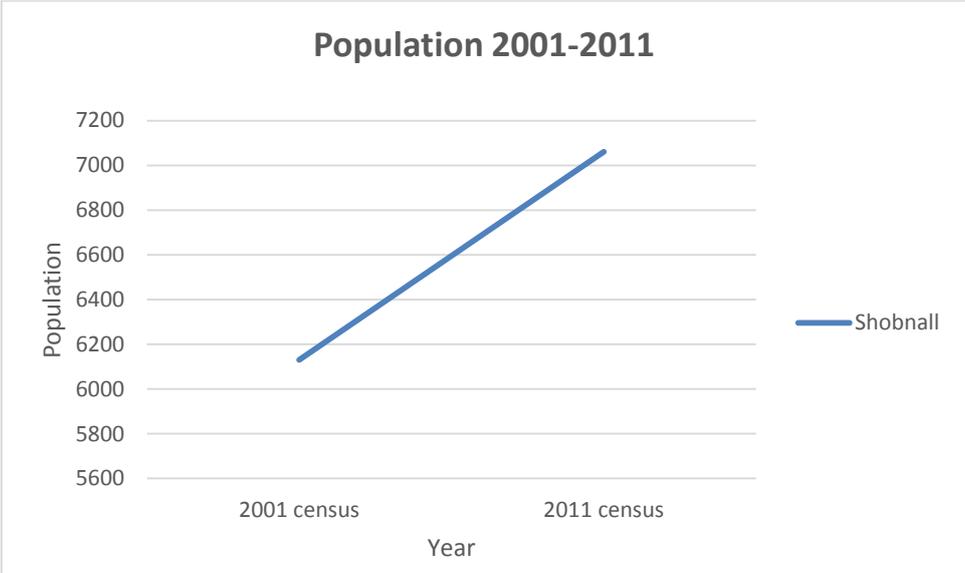
The data presented in this section has been compiled from the 2011 Census and from the NOMIS Labour Market Statistics resource.

5.2. **Population**

5.2.1. Population figures

The population statistics have been taken from the latest census which was undertaken in 2011, when Shobnall had a total population of 7061 (ONS, 2011).

Since the 2001 census the population of Shobnall has increased by 15.19% from 6130 in 2001 (ONS), this growth can be seen in the graph below. This is a greater increase than East Staffordshire as a whole which rose from 103,770 in 2001 to 113,583 in 2011 which is an increase of 9.46%.

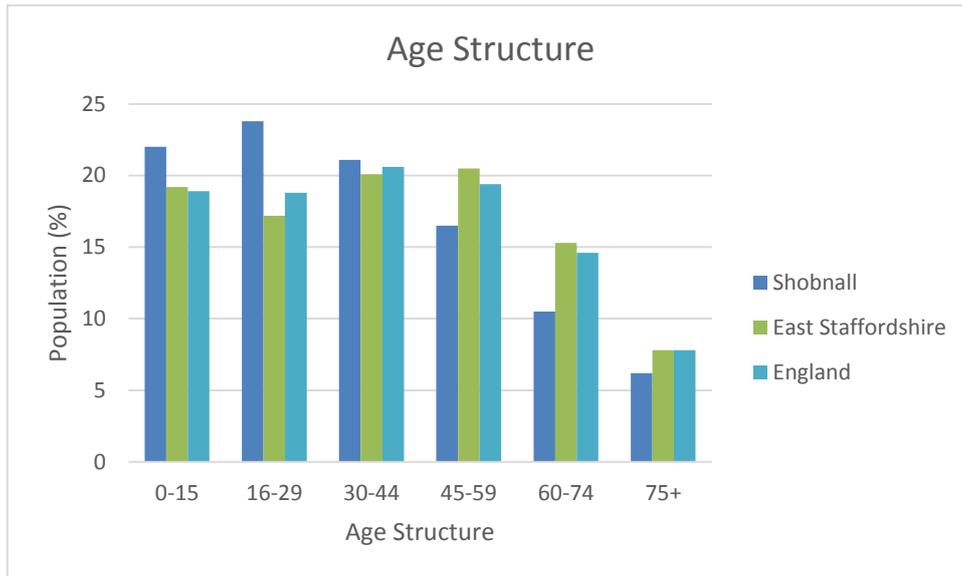


5.2.2. Age structure

Shobnall has a significant percentage of the population who are aged between 16-29 which accounts for 23.8% of the total population. This figure has risen by 5.01% from the 2001 census which recorded 18.79% of the total population were between the ages of 16 – 29.

As shown in the graph below, Shobnall’s age structure is contrastingly different to the trend found across East Staffordshire and England as a whole. In comparison to East Staffordshire and England the parish of Shobnall has a higher than average percentage of those aged between 0-44 and a lower than average percentage over the age of 45.

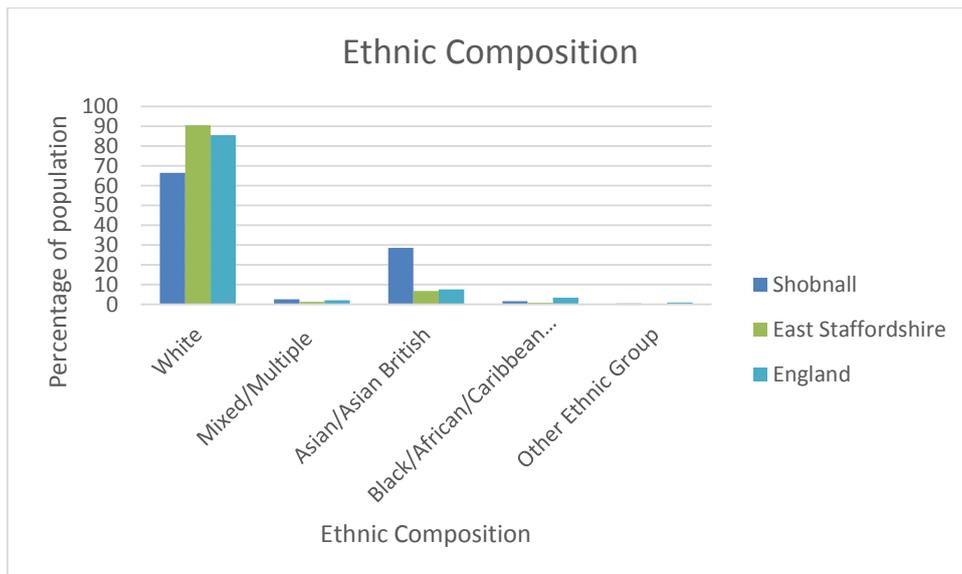
Finally, the percentage of the population over the age of 75 fell between 2001 and 2011 from 7.1% to 6.2%, in contrast with England which has marginally increased across the same time period from 7.54% to 7.8%.



### 5.2.3. Ethnic composition

Shobnall Parish has a majority white population, which comprises of: 58.8% White UK, 0.6% White Irish and 7% White Other. This ethnic composition is significantly lower than East Staffordshire (90.5%) and England (85.5%). The Asian and Asian British ethnic group makes up 28.6% of Shobnall which is considerable higher than the averages across East Staffordshire (6.9%) and England (7.7%).

As shown by the graph below, the smallest ethnic group in Shobnall is 'other' which accounts for 0.6% of the population. Additionally, 'mixed/multiple' accounts for 2.6% of the population and Black, African, Caribbean and African British makes up 1.6% of the population.

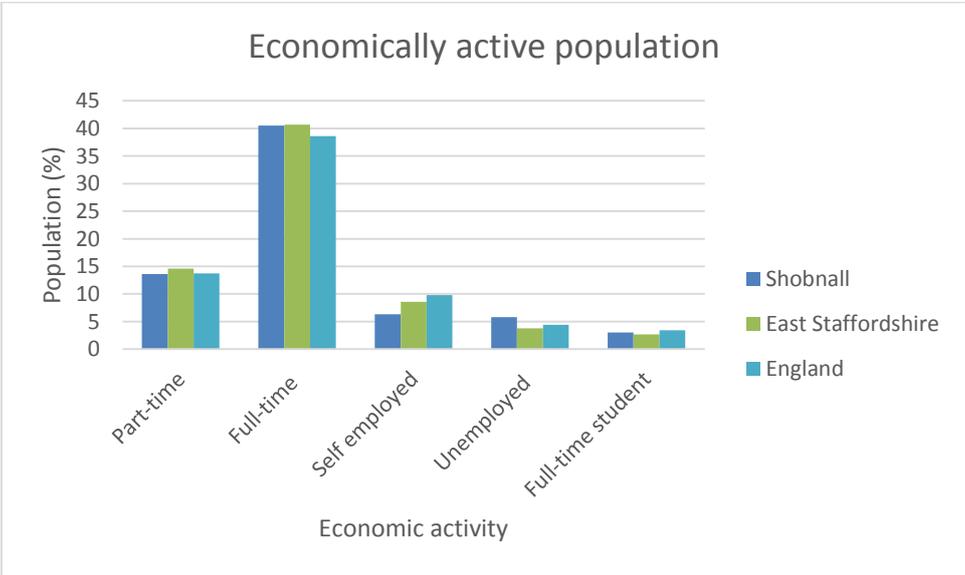


5.3. Economy

5.3.1. Economic activity

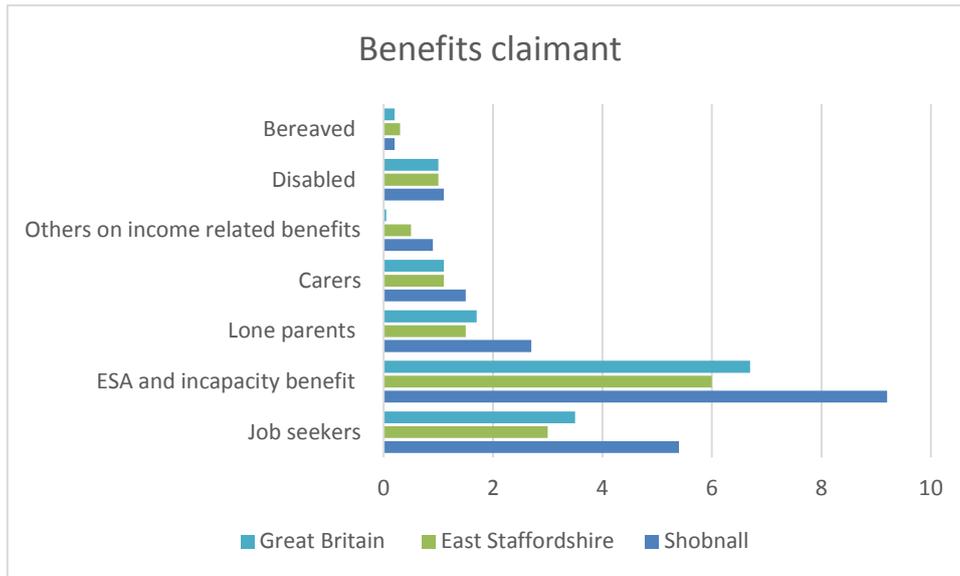
The majority of Shobnall’s residents between the ages of 16-74 that are economically active, are in full time employment (40.5%) which is marginally higher than the national average (38.6%). The percentage of the economically active population in part-time employment is 13.6% which is similar to the percentage found throughout East Staffordshire and England. Furthermore 6.3% of the population is self-employed which is considerable lower than found across England as a whole (9.85%).

The percentage of the population in Shobnall who are economically active and unemployed is 5.8% which is slightly higher than East Staffordshire where 3.8% are unemployed. Finally, the percentage of full-time students is relatively similar to the national average, and they account for 3% of the population.



5.3.2. Benefits Claimant

The total number of people claiming benefits in May 2010 was 21% which is considerable higher than the average percentage found across East Staffordshire (13.3%) and Great Britain (14.7%) (Nomis). Furthermore, the majority of these people are either claiming ESA and incapacity benefit which accounts for 9.2% of the working age population or job seekers which accounts for 5.4%. The full summary of how Shobnall benefits claimant compare with East Staffordshire and Great Britain is outlined by the graph below.



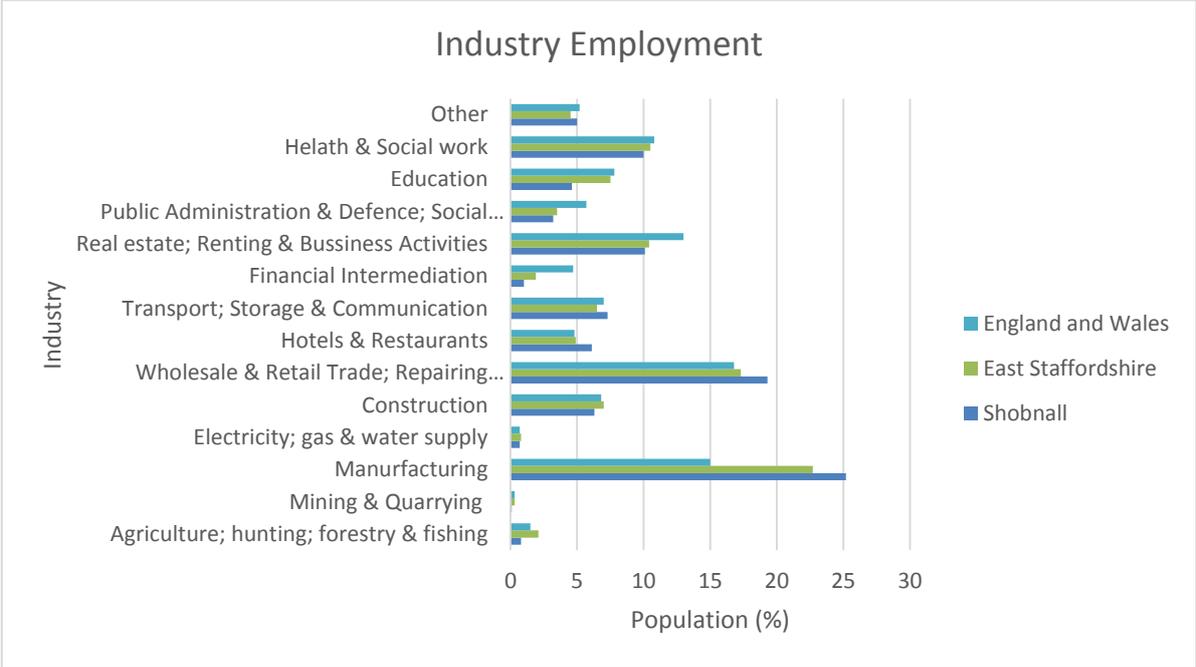
### 5.3.3. Average income

Recent statistics from 2008 show that the average household income in Shobnall was £24,600 which was below the average income found across East Staffordshire (£25,500) (Acxiom Income X). Furthermore, in 2008 the national average income was £34,882 which was 41.8% higher than Shobnall's yearly income (CACI Paycheck, 2008).

5.4. **Employment**

5.4.1. Industry Employment

The most common employment industry in Shobnall is manufacturing which accounts for 25.2% of the population which is similar to East Staffordshire but 10.2% higher than England and Wales as a whole. Second to this is Wholesale & Retail Trade and Repairing Vehicles which is the most common employment Industry across England and Wales and it accounts for 19.3% of Shobnall’s Parish.

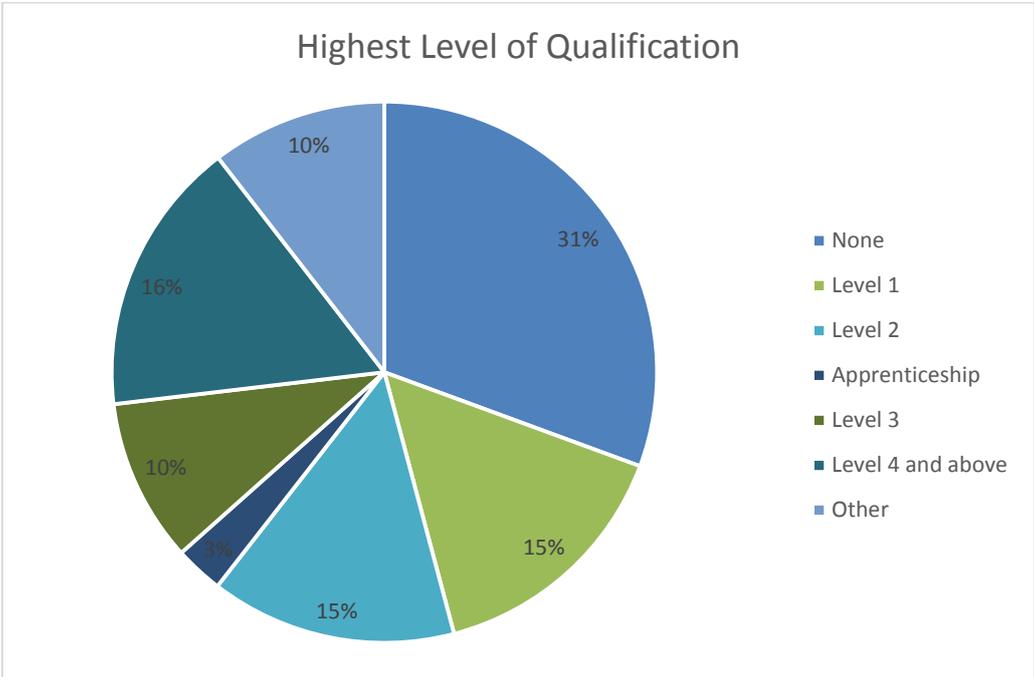


5.5. Education

5.5.1. Highest levels of qualification

Statistics from the 2011 census show that a substantial amount of the population have no qualifications (31%). This is 8% higher than the 23% of the population who have no qualification across England.

Furthermore, the second highest category is 16% whereby the highest level of qualification is level 4 or higher, which is below the national average of 27%. Finally, both level 1 and 2 account for 15% of the population each.



5.5.2. Schools

Shobnall Parish is well served by a nursery, primary and junior schools, including;

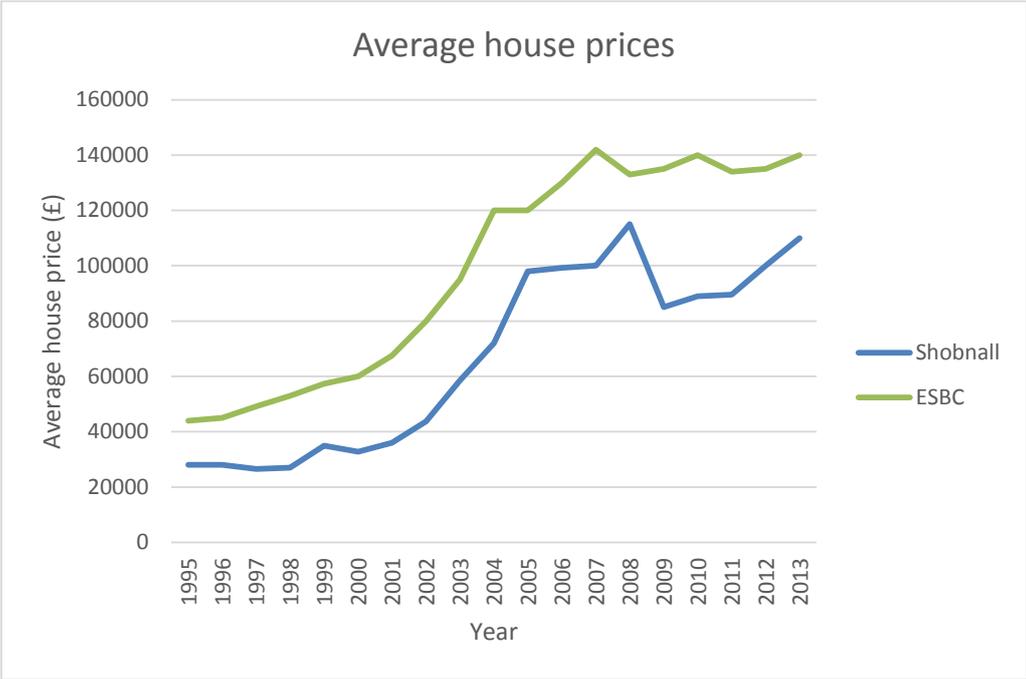
- King Fisher Academy (Outwoods Street)
- Grange Community School (Casey Lane)
- Victoria Community School (York Street)
- Victoria Nursery School (York Street)

Shobnall does not have a secondary school and residents attend both Paget High School and The Deferrers Academy.

5.6. **Housing**

5.6.1. Average House Prices

The average house price in Shobnall in 2013 was £110,000 which was below the average found across East Staffordshire (£140,000). Both Shobnall and East Staffordshire followed a similar trend of house prices increasing between 1995 and 2005 when Shobnall’s average prices levelled off. The graph below clearly highlights how Shobnall’s house prices considerably dropped following the 2008 economic crash until 2011 when its increased to today price.

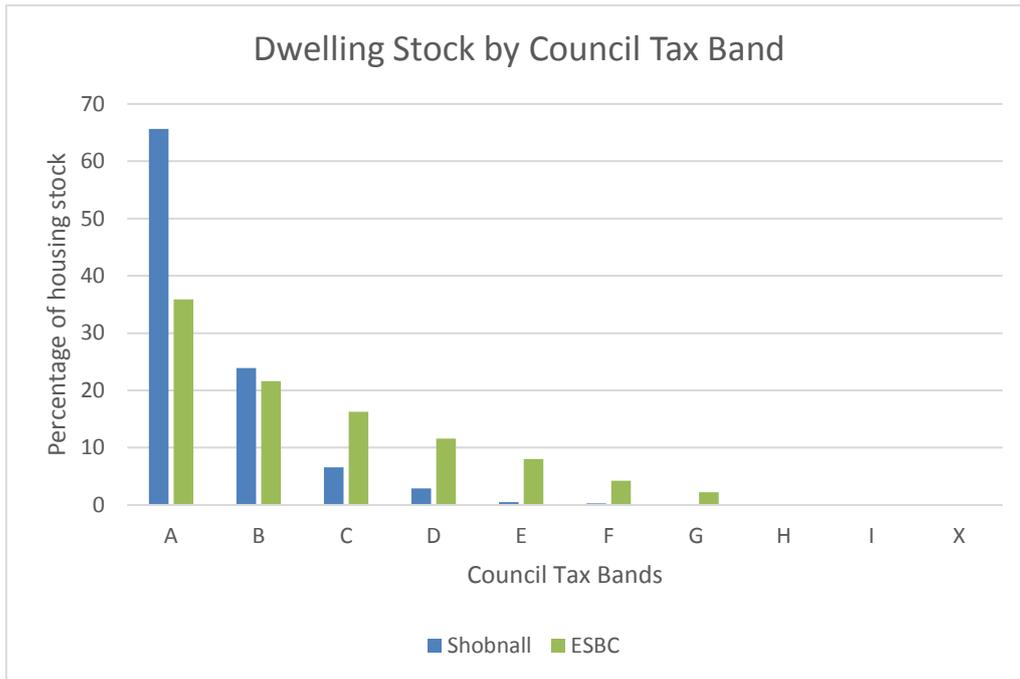


5.6.2. Council Tax bands

Council tax bands within the parish have been analysed to gain an understanding of the type of housing stock. The percentage in each band is compared to East Staffordshire to highlight deficiencies in Shobnall’s housing market.

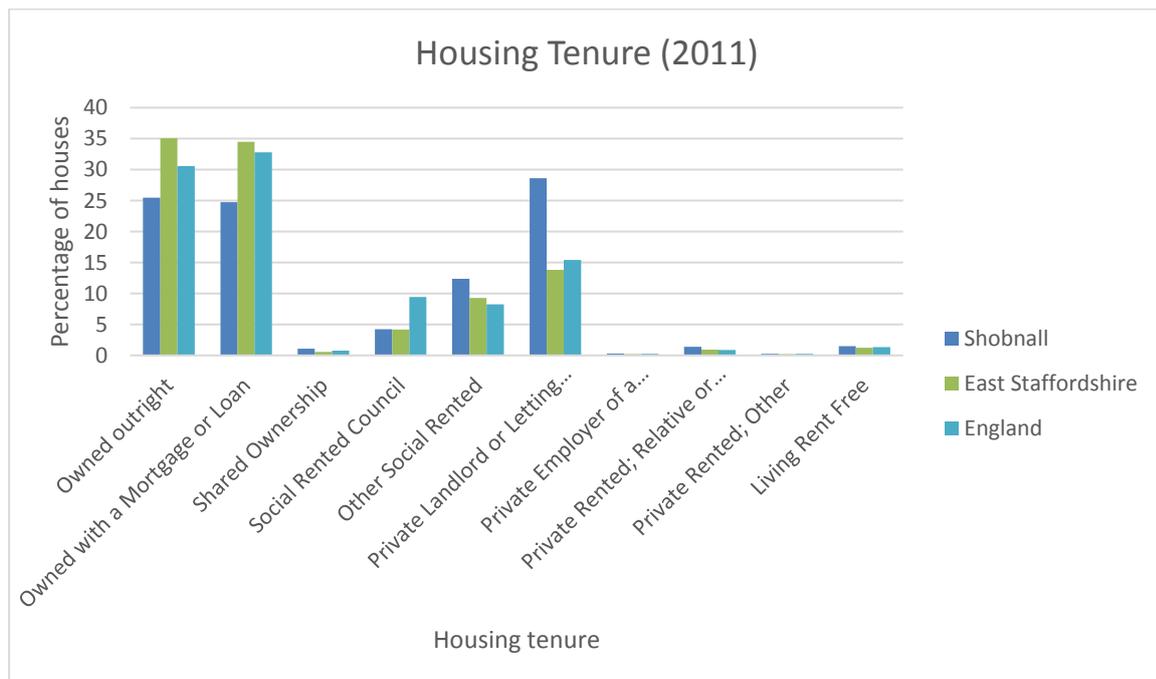
The graph below shows that 67% of houses within the Parish are within Tax Band A which is significantly higher than East Staffordshire average which is 36%. Furthermore, this average is higher than England’s average which is 25% of the total housing stock. Dwellings in Tax Band A within Shobnall pay £971.16 per annum for their council tax (East Staffordshire Borough Council). The second highest Council Tax Band in Shobnall is Band B which accounts for 24% of all housing stock which is marginally higher than East Staffordshire (22%). Finally the graph shows that Shobnall has fewer houses in Council Tax Bands C or above in comparison to East Staffordshire.

This data shows that Shobnall has a higher number of lower costs housing both in comparison to East Staffordshire and England. This suggest there may be a need for larger family homes within the parish.



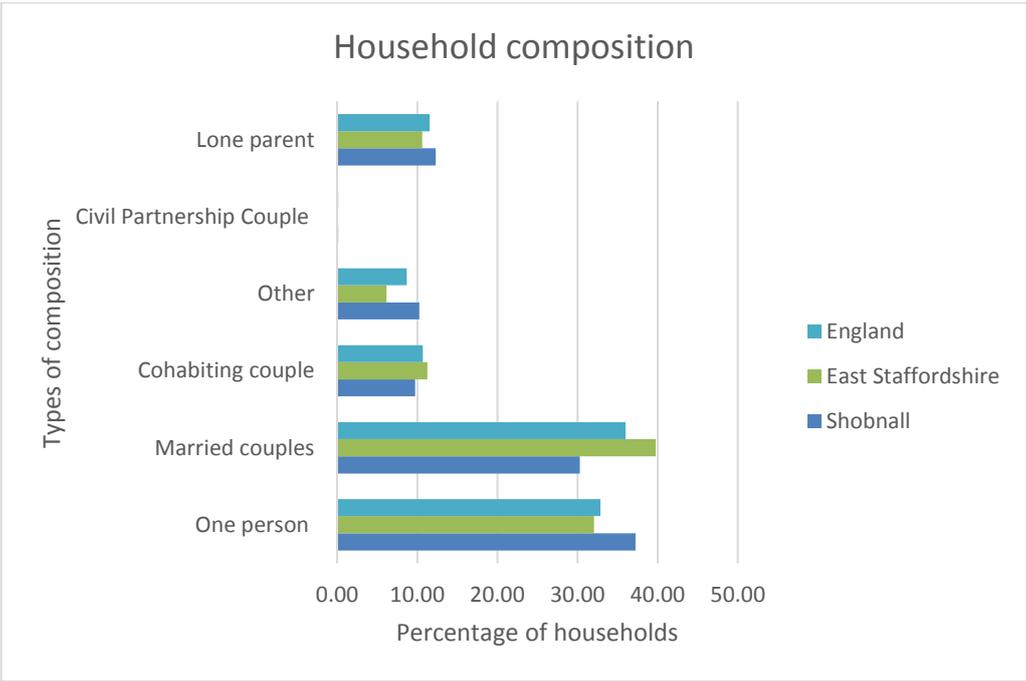
### 5.6.3. Housing Tenure

The graph below highlights that the most common housing tenure within the parish is Private Landlord and Letting Agency which accounts for 29% of all dwellings, which is considerable higher than East Staffordshire (14%) and England (15%). Other social rented also accounts for a higher number of houses than borough and national average. Finally, the graph also shows that Shobnall has fewer houses owned outright and owned with a mortgage or loan compared to East Staffordshire and England.



5.6.4. **Household Structure**

The most common composition is one person households which account for 37.25% of all households, which is higher than the Borough and National average. The second highest composition within the Parish is married couples which comprises of: 35% with no children, 33% with two or more dependent children, 18% with one dependent child and 13% where all children are nondependent. Despite this being the second highest composition the average is significantly lower than East Staffordshire whereby married couples account for 40% of all households. This suggests that there may be a deficiency of larger family homes within the borough.



### **Summary of Chapter – key findings**

- Between 2001 and 2011, the population of Shobnall grew considerably faster than the average for East Staffordshire.
- Shobnall appears to have a notably younger population than the rest of England.
- Ethnic minorities make up a much larger proportion of the population than the averages for East Staffordshire and England. At the census, 28.6% of the population were Asian or Asian British, compared to 7.7% for England.
- A slightly larger than average proportion of Shobnall's residents are economically active. However this includes a slightly higher number of unemployed people than the average for East Staffordshire, and a considerably larger proportion of the population (as reported in May 2010) were claiming benefits than the average for Great Britain.
- Manufacturing is the most important sector of employment in Shobnall, and at 25.2% of the working population is much more important than for the national workforce (10.2% in England and Wales).
- A greater proportion of the local population have no qualifications at all, compared to the overall proportion for England.
- Average house sale prices and valuations in Shobnall appear to be notably lower than in East Staffordshire as a whole.
- Rented properties make up a far greater proportion of tenures, at 29% of all dwellings double that of the average for East Staffordshire and England. Owner-occupied properties make up a small proportion of tenures than in England as a whole.

## 6. Shops, Community Services and Business Activity

### Introduction

6.1. This section provides an analysis of commercial activity and the provision of community facilities in the plan area. It identifies concentrated areas of vacant commercial property and shortcomings in the provision of community infrastructure. The analysis presented is based on surveys undertaken in March 2015. The findings are illustrated by a strategic diagram at Appendix A.

### 6.2. Shops and high street services

6.2.1. Shops and high street services are mainly located in a nearly-continuous zone along Wellington Street, Waterloo Street, Borough Street and Derby Street, forming a clear local centre.

6.2.2. Within this centre there are two main zones of where vacancy of commercial property is particularly high – at the middle/eastern extent of Borough Road, and around the junction of Waterloo Street and Edward Street. Individual vacant units are also in most parts of the local centre.

6.2.3. There is a wide variety of types of business in the parish as a whole, reflecting the two clearly distinguished areas of residential and town centre uses, and businesses and industry, on either side of Shobnall Road. A survey carried out in March 2015 identified 196 shops, services and other businesses premises in active use in the parish.

6.2.4. In addition to these, there were 25 vacant commercial premises, and four vacant pubs. If counted together with the occupied commercial premises, they comprise nearly 13% of premises in the area.

6.2.5. Of all the business premises in the parish area, 69 were some form of retail (A1 use class), being the largest group by number of premises at 35.2%. This includes a large number of hair salons and barbers (18, or 9.2% of businesses).

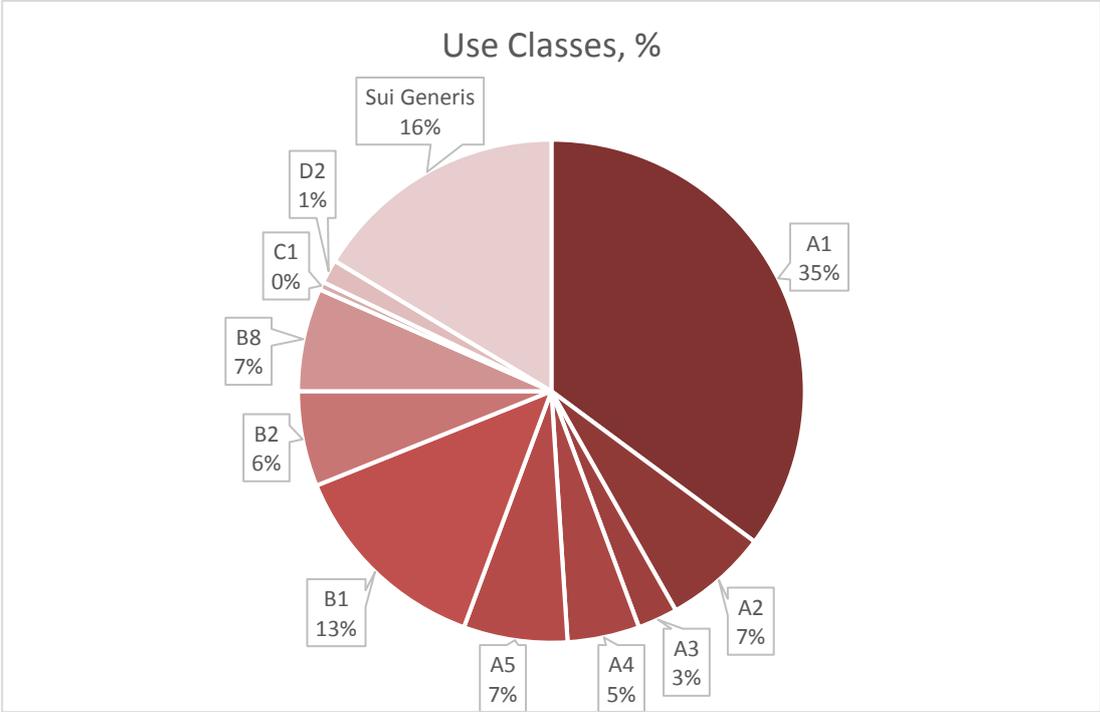
6.2.6. General businesses and light industry (B1 use class) numbered 26 (13.3%).

6.2.7. There were 13 firms offering financial and professional services - 7% of businesses.

6.2.8. There were 27 pubs, bars, restaurants, cafes and takeaways, comprising 18% of businesses.

6.2.9. There were a further 32 businesses which didn't fall into any of main use-class categories, comprising the remaining 16.3% of businesses. These included car workshops, filling stations, taxi firms, equipment hire firms, car showrooms, and retail warehouses.

6.2.10. The pie chart below shows the proportion that each type of use class makes to the overall number of businesses in the plan area. The figures are rounded to the nearest 1%.



Commercial use classes as surveyed in February 2015

- A1: Shops and typical non-food high-street services, e.g. hairdressers.
- A2: Financial and professional services, e.g. banks and solicitors.
- A3: Restaurants and cafes
- A4: Drinking establishments
- A5: Hot food takeaways
- B1: Business – offices and light industry
- B2: General industry
- B8: Storage and distribution
- C1: Hotels
- D2: Assembly and leisure
- Sui Generis: Uses that don't fall into any of the other defined use-classes

6.2.11. The largest number of businesses premises in the plan area are shops. However this does not reflect the relative importance of retail as part of the local economy and as a source of employment (as noted in the socioeconomic findings in section 5). The strategic diagram at Appendix A clearly indicates that at least in terms of employment floorspace (and likely numbers of employees and gross valued added to the local economy as well), industrial and storage/distribution businesses are more important.

### 6.3. **Community services**

6.3.1. The strategic diagram indicates the provision of key community services. The plan area is well-provided with places of worship and primary schools, which are spread reasonable evenly through the residential parts of the parish.

6.3.2. There appears to be an underprovision of medical services within the parish boundary, with only a single medical practice, at Gordon Street, and a dental practice on Callister Way. The closest secondary schools are Paget High School, de Ferrers Academy, Paulet High School and Abbot Beyne School. All of these are at least a mile from homes in Shobnall.

6.3.3. The plan area is well-provided with sports and outdoors leisure facilities, with Shobnall Sports and Leisure Club on Shobnall Road, and Shobnall Fields and Leisure Complex.

6.3.4. Other community facilities comprise the community centre on Shobnall Road, the Princess Resource Community Centre on Princess Street; and the Burton Community Hub on Grange Street.

6.4. **Businesses and industry**

6.4.1. The strategic diagram indicates four main areas of office-based businesses and light industry.

These are clustered at Curzon House and Curzon Court Business Centre on Curzon Street, Greenline Business Park on Wellington Street, and at Barberry Court on Callister Way in Centrum 100.

6.4.2. There are four main areas of heavy industry in the plan area. From west to east these are:

Marstons Brewery on Shobnall Road; industrial/distribution works in Centrum 100; older large industrial works on the east and west sides of Wellington Road; Imex Business Park between Shobnall Road and Wellington Street.

### **Summary of Chapter – key findings**

- The local centre provides a range of high-street services. However it suffers from visibly concentrated vacancy, including in a high-profile area adjacent to the Town Hall.
- Due to the focus of commercial activity in the local centre, residents living in the western parts of the plan area do not benefit from convenient provision, requiring a long journey to access everyday services.
- Provision of community services is mixed. Secondary-school age pupils in Shobnall are not able to access a secondary school in their own neighbourhood. There is clear underprovision of local medical services in the parish.

## 7. Conservation and Heritage

### 7.1. Introduction

7.1.1. This chapter provides an overview of building conservation and heritage issues in the plan area, relating to the preservation and management of buildings and areas of high architectural value.

### 7.2. Conservation Areas

7.2.1. There are three Conservation Areas in or overlapping parts of the plan area. Conservation Areas are designated by the local planning authority for the purposes of recognising, protecting and enhancing the distinctive character of particular areas of the built environment.

#### **King Edward Place Conservation Area**

7.2.2. This conservation area is contained entirely within the neighbourhood plan area and encompasses Burton Town Hall, St Paul's Church, the Almshouses, and houses along parts of Needwood Street and Rangemore Street. A conservation area appraisal was published in 2008. It summarises the importance of the area as being:

*"...derived from the linear arrangement of King Edward Place, lined with the architecturally impressive Town Hall buildings leading to St Paul's Square and St Paul's Church, with St Paul's Church providing a focal point for the entire area. The carefully planned area affords views from Borough Road past the statue of Lord Burton who's association provides additional historical significance to the conservation area."*

7.2.3. The appraisal notes that (as of the time of writing in 2008) *"the conservation area as a whole is in good condition and contains some historically and architecturally important buildings."* However it also notes, in relation to the Article 4 Direction in force in the conservation area, that *"Features such as satellite dishes and Upvc windows suggest that the Article has not successfully controlled the appearance of street elevations..."* and that the Article 4 Direction be strengthened to more effectively control these elements.

### **Station Street / Borough Road Conservation Area**

7.2.4. This encompasses buildings on either side of Borough Road, and extends beyond the parish boundary over the railway line to include buildings along Station Road. A conservation area appraisal was published in January 2015 but has not yet been adopted. The appraisal notes that the distinctive character and special interest derives from:

- *“The cluster of statutory listed buildings and high quality buildings of local historical relevance, relating to the development of Burton's brewing industry, for which is what it is most famous for.*
- *The similarly aged buildings of varied form, scale and function, range from large volume brewery buildings that contrast in scale with smaller shops and offices.*
- *The hard urban environment, enclosed by development of a notable scale, volume and footprint.*
- *The overriding red brick and slate primary building materials for the area, with occasional variation.*
- *Retention of historic details such as a number of shop frontages, fenestration and doorways.”*

7.2.5. The appraisal notes several issues that detract negatively from the character of the conservation area that are apparent within and bounding the portion included in the plan area. These include poor quality shopfronts, poor quality of recent new development. It notes that hard landscaping through the conservation area would benefit from improvement including by the use of traditional materials.

### **Trent and Mersey Canal Conservation Area**

7.2.6. This conservation area comprises 93 miles of the canal. In Shobnall the Conservation Area includes the banks of the canal, and extends to include Shobnall Marina and land forming parts of Shobnall Fields. An appraisal was published in 2014, which notes the canal as being *“of outstanding industrial archaeological importance, both nationally and locally”*. The important elements of the conservation area present in Shobnall include *“single span brick road and accommodation bridges with stone copings”*, narrow pound locks, lock cottages, and historic paving surfaces.

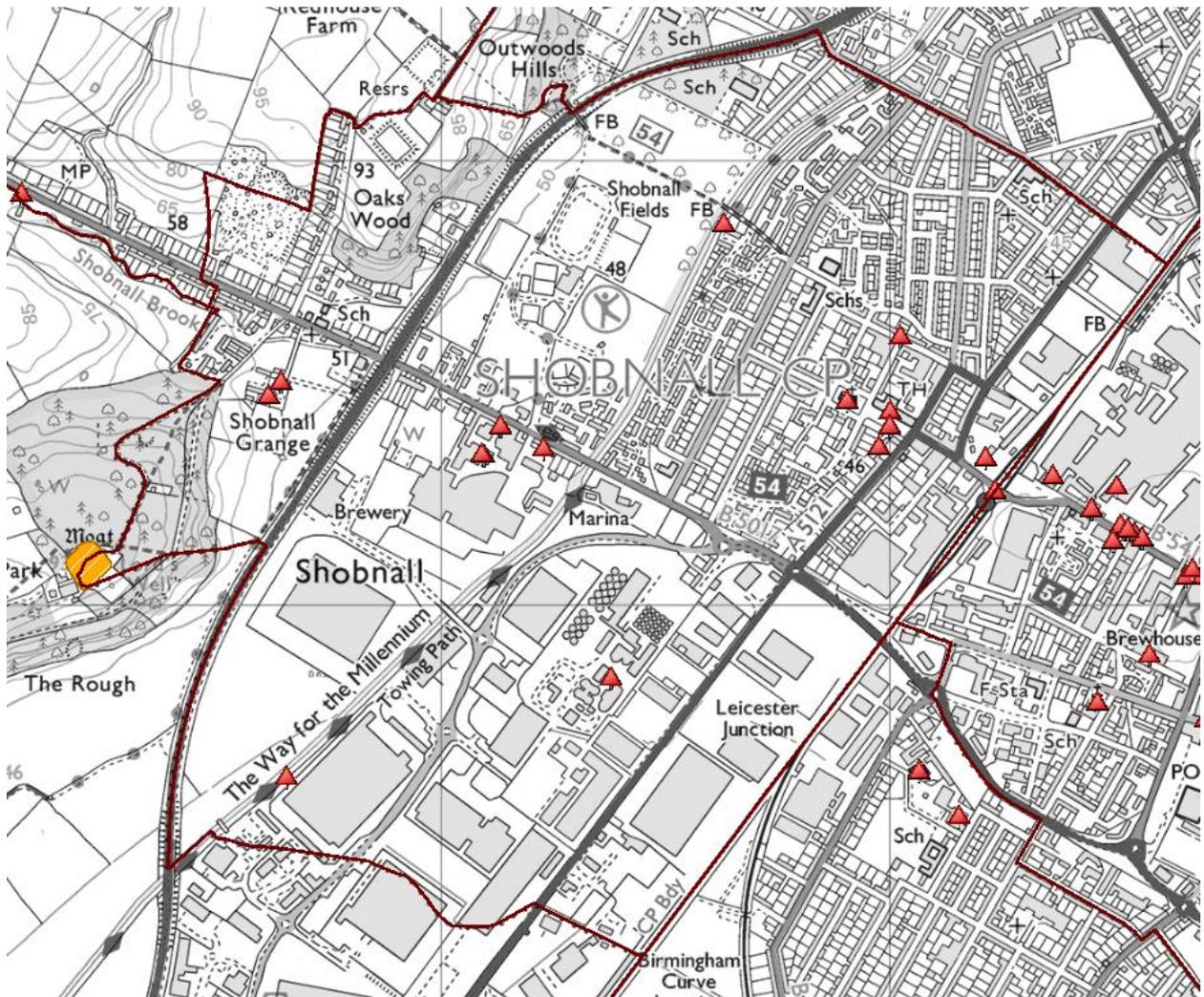
### 7.3. Listed Buildings

7.3.1. There are seventeen listed buildings, structures and other elements in the plan area.

7.3.2. The Church of St Paul (1874) and Sinai Park are both Grade II\* listed. Sinai Park is a farmhouse originating from the early 16<sup>th</sup> century, remodelled in the 17<sup>th</sup> and 19<sup>th</sup> centuries, with remains of an earlier structure. The building is timber framed farmhouse brick and lath and plaster infill panels, brick and sandstone ashlar side stacks and tiled roofs. The house is historically significant, thought to have been a house for the abbots of Burton. The house was derelict for a number of years and is currently undergoing a substantial restoration project. The house is collocated with Sinai Park moated site, predating the house from as early as 1250. This type of structure *“served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence”* and *“form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside”* (English Heritage).

7.3.3. The other listed buildings are elements are Grade II listed. These include:

- The Almshouses at 125-145 Wellington Street (1875)
- Twelve cottages at 292-303 Shobnall Road (1875), workers cottages associated with Marston’s Brewery
- Marston’s Brewery (1875)
- The Central Brewing Tower at Marston’s Brewery (1875)
- Offices at Marston’s Brewery (c.1875)
- Shobnall Grange (C17th)
- Gate Piers on Drive to Shobnall Grange (Probably C17th)
- Malthouse Number 7 at Former Bass Shobnall Maltings (1873-77)
- The Methodist Church on Byrkley Street (1882)
- Burton Town Hall (1878)
- A statue of Michael Arthur Bass (1911)
- Two mileposts on the Trent and Mersey Canal (1819)
- The Station Bridge and flanking walls which carry Borough Road over the railway line (1881)
- Former Midland Railway Grain Warehouse Number 2 (Circa 1880-1890)



Listed buildings (red triangles) and Scheduled Ancient Monument (yellow area) in the plan area (dark red line) (MAGIC/Defra)

### Summary of Chapter – key findings

- The plan area has a substantial number of protected heritage assets, befitting its status as a historic centre of the Industrial Revolution. The majority of the listed buildings date from Shobnall’s development as an industrial area from the late C19th onwards. Many of these are still in active use for their original purposes.

- These buildings represent a key asset to the neighbourhood, and the neighbourhood plan may seek to set out the ways that the future development of Shobnall should benefit from their effective protection and management.

## 8. Townscape and Landscape

8.1. This section provides an overview of the townscape and natural landscape characteristics of the plan area, identifying the distinctive character areas of the parish, and analysing the different issues, problems and opportunities presented there.

8.2. The matrix overleaf summarises these issues. There are distinctive issues and opportunities in each of the character areas, which have been broadly defined as:

- **Civic Core / Villas** - equivalent to the King Edward Conservation Area.
- **Brewery Workers Terraces**: the older residential streets associated with early industry, centred on Shobnall Street, Grange Street, Waterloo and Wellington Street, and Outwoods Street.
- **Late 20<sup>th</sup>/21<sup>st</sup> Century estates** – private built housing developments and small social housing estates dating from the 1970s onwards, including at Waverley Lane, The Grange, Shobnall Close and more recently on redeveloped industrial sites off Shobnall Street and Shobnall Road.
- **Shopping Streets** – the main shopping areas along Waterloo Street, Wellington Street, Borough Street and Derby Street.
- **Open green spaces** at the north and west edges of the parish, including the canalside, Shobnall Fields and sports grounds, Oaks Wood, the Brickyard (at the west of Reservoir Road) and Shobnall Grange.
- The suburban residential area of semis, detached and terraced houses along the western extent of **Shobnall Road and Forest Road**, which appear to date from the early to mid-20th Century
- Modern areas of **business park and light industry**, comprising Centrum 100, Imex Business Park and Shobnall Retail Park.
- **Older heavy industrial areas** including Marstons Brewery, industrial sites along Wellington Road and to the east of Wellington Street.

8.3. As the matrix sets out, there are numerous issues, problems and opportunities that the plan may seek to address. The draft plan objectives and policies can make use of the analysis to identify priorities for the improvement of the landscape and townscape in the plan area.

**INSERT PAGE ONE TOWNSCAPE/LANDSCAPE MATRIX**

**INSERT PAGE TWO TOWNSCAPE/LANDSCAPE MATRIX**

## 9. Environmental Matters

9.1. This chapter provides detail on the natural environment and environmental issues in and around the plan area, to characterise the physical environment of Shobnall and to identify environmental constraints and problems that the neighbourhood plan might address.

### 9.2. Air Quality

9.2.1. There is one Air Quality Management Area (AQMA) in Shobnall Parish (one of two in Burton). The full extent of the AQMA includes *“Derby Road, Derby Street, part of Princess Way roundabout, Horninglow Street, Horninglow Road, Bridge Street, Wellington Street, part of Borough Road, part of Wellington Street roundabout, part of Waterloo St and part of Byrkley St.”*

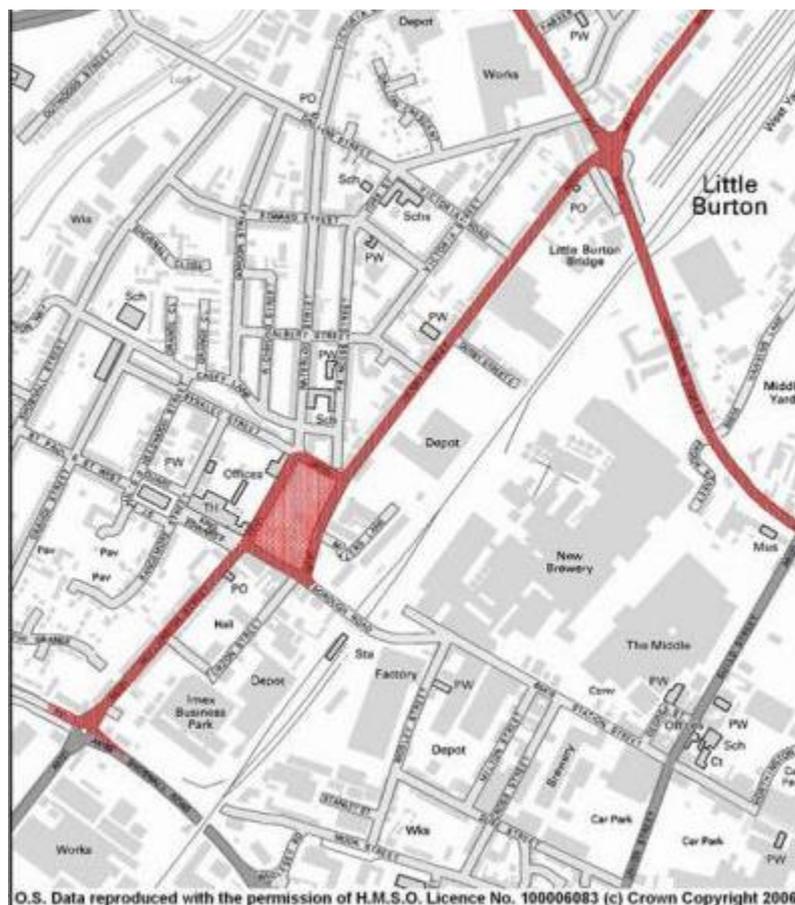


Figure 1: Extract of map of ESBC's AQMA 1 in Shobnall

9.2.2. Within the AQMA, East Staffordshire Borough Council monitors levels of nitrous oxide, a pollutant which can be harmful to human health. The council reports on these levels

annually. Levels of nitrous oxide in the AQMA appear to have been declining gradually for several years, though at some monitoring points in 2014 they exceeded the annual objective level of 40µg/m<sup>3</sup>. These were at the Derby Street/Byrkley Street junction, Derby Street/Borough Road junction, Wellington Street crossing, and Wellington Street roundabout.

### 9.3. **Water Quality**

9.3.1. As with all of Burton, the Neighbourhood Plan area falls into a Surface Water Nitrate Vulnerable Zone (NVZ). These are designated where land drains contribute to the nitrate found in polluted waters. Water which is classed as 'polluted' contains a minimum of 50mg of nitrate.

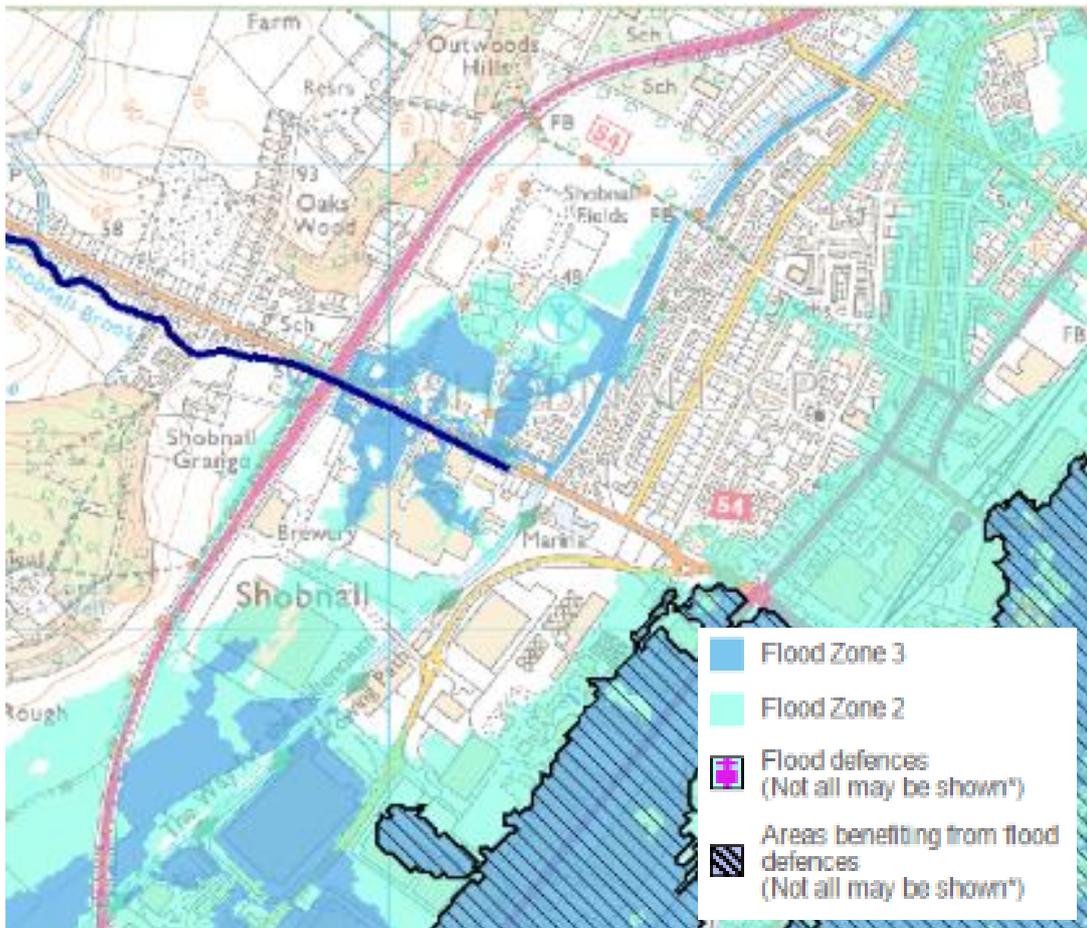
9.3.2. The plan area includes multiple groundwater source protection zones (in classifications Zone 1, 1c, 2, 2c and 3), relating to the industrial operations in the southern part of the Parish. Source Protection Zones help to monitor the risk of contamination to groundwater used as a source of drinking water. The plan area does not include Drinking Water Safeguard Zone, which are described by the Environment Agency as "*catchment areas that influence the water quality at drinking water abstractions which are at risk of failing the drinking water protection objectives.*"

### 9.4. **Flood Risk**

9.4.1. The Environment Agency Flood Risk Map shows that parts of the Plan Area are at risk of flooding, including from Shobnall Brook. The areas, which are in Flood Zone 2 and 3, include:

- The banks of the Trent and Mersey Canal
- Parts of Shobnall Fields
- Developed land north and south of Shobnall Road
- Most of the industrial area south of Shobnall Road, including Centrum 100.

9.4.2. Flood Zone 3 is defined as having a 1 in 100 or greater chance of flooding occurring each year. Flood Zone 2 is defined as a 1 in 1000 chance of flooding occurring each year. The flood zones within the parish are shown on the map below, with Flood Zone 3 in dark blue and Flood Zone 2 in blue-green. If the neighbourhood plan designates sites for development, these flood risks at different locations should be considered.



Environment Agency Map of Flood Zones around Shobnall

9.4.3. Paragraph 100 of the NPPF states that inappropriate development should be directed away from flood risk areas, and in particularly those areas at the greatest risk. However, in some circumstances development can go ahead where implications have been mitigated and where flood risk is not increased elsewhere.

## 9.5. Land Pollution

- 9.5.1. The Environment Agency records one historic (i.e. inactive) landfill site within the Neighbourhood Plan area. Shobnall Tip was located behind houses at the corner of Shobnall Road and Forest Road, and was in use from 1920 until 1984, receiving inert waste and industrial waste. There are no active licensed landfill sites in or near the Neighbourhood Plan area.
- 9.5.2. The Environment Agency provides data on regulated sources of pollution. Industrial operators must record the levels of pollutants released to the air, land and water, and these levels must be within certain limits, set for different types of pollutants (e.g. lead, selenium, arsenic, carbon dioxide, metal waste and oils). Operators must notify the Environment Agency if they exceed these levels. In the plan area there is one regulated source, Wellington Works on Wellington Street. In the most recent year for which records are available for the site (2007), there were no 'notifiable releases', i.e. emissions above the set limits, nor in the previous five years.
- 9.5.3. The Environment Agency records compliance rating scores for waste disposal sites, based on how well waste industry sites comply with the conditions of their waste disposal permits. There are a number of waste industry sites in Shobnall. Their compliance rating scores are as follows:
- Burton AD Plant, Wellington Road (combustion): scored 'very good'.
  - Unilever Burton Plant, Wellington Road (combustion): scored 'very good'.
  - Golding Skip Hire Waste Transfer Station, Nicolson Way (waste transfer): scored 'very good'.
  - Burton Skip Hire, Shobnall Road (waste transfer): scored 'good'.
  - Technic Group Plc, Wellington Road (waste treatment): scored 'very good'.
  - Burton Household Waste Recycling Centre (waste transfer and treatment): scored 'very good.'
- 9.5.4. The Environment Agency has recorded two pollution incidents in or on the boundary of the plan area. An incident with significant impact to land, relating to 'atmospheric pollutants and effects', occurred in 2001 on an industrial site on the eastern side of Wellington Road in the south of the parish. An incident relating to oils and fuels and with significant impact to land

and major impact to water took place in 2005, near the railway line south of Derby Street East.

## 9.6. **Soils and Geology**

9.6.1. Information on the soil in Shobnall has been taken from Cranfield Soil and Agrifood Institute. The Institute's Soilscales map shows there are two soil types occurring within the Neighbourhood Plan Area Boundary. These are:

- Loamy soils with naturally high groundwater (most of the Parish)
- Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
- Slightly acid loamy and clayey soils with impeded drainage

## 9.7. **Nature Conservation and Biodiversity**

9.7.1. In terms of statutorily designated nature conservation areas, there are no Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, National Nature Reserves, RAMSAR sites, in or adjacent to the plan area.

9.7.2. Outside the plan area, the closest designated places of these types are several Local Nature Reserves: Branston Water Park in Branston, Kingfisher Trail in Horninglow, and Scalpcliffe Hall near Stapenhill. Calke Park National Nature Reserve is approximately eight miles to the east.

9.7.3. Parts of Shobnall lie within SSSI Impact Risk Zones, which are radii drawn around nearby SSSIs. These are "*used by Natural England to make an initial assessment of the potential impacts of development proposals on Sites of Special Scientific Interest.*" The Impact Zones relate to SSSIs at Old River Dove, Hilton Gravel Pits, River Mease, Carver's Rocks, Ticknall Quarries and Calke Park. All of these are several miles from the plan area.

9.7.4. There are a number of designated habitats within and bounding the plan area, relating to the areas of woodland at the western edge of the parish. These include areas of Priority Habitat Inventory Deciduous Woodland, Ancient Woodland, National Inventory of Woodland and Trees,

- 9.7.5. The Staffordshire Biodiversity Action Plan divides the county into fourteen Ecosystem Action Plan Areas (EAPA), for the purposes of focussing nature *“conservation efforts on the areas within the county that will result in the greatest benefit for ecological networks, habitats and species.”*
- 9.7.6. Almost all of the plan area is within an area (encompassing all of Burton’s built-up area) designated as Urban. This type of EAPA is described as *“considered as being less important for biodiversity than rural environments. However, urban environments provide a diverse, and often highly specialised, range of animals and plants in a number of important habitats such as ‘green spaces’, ‘brownfield sites’ and private gardens.”* In terms of conservation and biodiversity, the BAP states that *“The primary objective for this EAP is to provide semi-natural habitats within and around urban centres including Open Mosaic on Previously Developed Land, Native Woodland and Lowland Meadow and to ensure that development is sustainable by providing permeable corridors through which species can move.”*
- 9.7.7. A small portion of the plan area at the south-west is part of an area designated as River Gravels, *“characterised by extensive areas of cultivation with low, sparse hedgerows and a few hedgerow trees. The continuous extraction of sand and gravel alongside the rivers has resulted in local landscapes that are dominated by water bodies.”* In terms of management, the BAP states that *“Wetland mosaics are the priority for this EAP with Open Water and Grasslands being the main focus. Coastal & Floodplain Grazing Marsh, Purple Moor Grass & Rush Pasture and Lowland Meadow are all important in creating this mosaic. Other wetland features such as ponds and reedbeds need to be expanded, especially in networks of different successional ages.”*

### **Summary of Chapter – Key Findings**

- As may be expected given the nature of Shobnall as an urban area mostly comprising dense residential and industrial areas, there are no statutorily protected natural environments in the plan area, or near enough to it to warrant significant issue in relation to future development.
- However there are recognised woodland habitats in parts of the parish, which it may be appropriate for the plan to seek to protect or enhance. In addition, the Staffordshire Biodiversity Action Plan has identified ways in which the management of land in the parish can contribute to biodiversity objectives.
- Large parts of the plan area are within flood risk zones. The neighbourhood plan may seek to add to existing local and national planning policy to ensure that future development does not increase the risk of flooding either on-site or elsewhere.
- There are potential sources of pollution from industrial processes and waste management facilities. Environment Agency data indicates that these are well-managed and that harmful pollution incidents relating to the industry in Shobnall are rare.
- In some locations, air pollution resulting from road traffic is slightly higher than the level aimed for by East Staffordshire Borough Council's air quality management regime. The neighbourhood plan may seek to address this through policy for highways management and intervention at the specific locations where air pollution exceeds the objective level.

## 10. Highways

- 10.1. A full Transport Statement has been commissioned as part of the research for this technical baseline. The first phase of the statement has been completed and is appended to this report. The statement assesses the likely highways impact of allocated sites and approved housing developments in and around Shobnall Parish. The report concludes that the larger housing developments would generate additional traffic onto the local highway network. It recommends that the neighbourhood plan should include policy to *“promote the local network for direct mitigation and improvement against the monies gathered by the County Highway Authority”* in respect of the housing development.
  
- 10.2. The second phase report, to follow later in 2015, will build upon the initial findings and recommendations of the first phase report, and will provide advice on physical interventions and highway management in the plan area. The second phase report will also address sustainable transport provision in the plan area.

## 11. Conclusions and Next Steps

- 11.1. For detailed conclusions on the specific baseline themes, please see the key findings sections where provided at the end of each chapter.
- 11.2. Each chapter of this technical baseline document has provided a range of baseline and background information on Shobnall parish that should form the background to the creation of the Neighbourhood Plan. This document has provided key facts, figures and observations which have become apparent from desktop work, literature study (of existing plans, policies and records) and site visits to the plan area.
- 11.3. The findings of the baseline will be used to inform the Neighbourhood Plan development process, including during the formulation of Plan objectives and policies. These plan objectives and policies will then be subject to further consultation with the local community, and will in turn help to form the overall draft document which will provide general development policies which, forming a new tier of planning policy within Shobnall parish.
- 11.4. The next stage of the development of the plan will be to identify which of the issues raised by the baseline research (and by the initial consultation) should be addressed by the policies. The steering group and consultant team will draft objectives and policies which will seek to shape future development in ways which addresses these issues. These draft objectives and policies will then be subject to a further public consultation, to determine whether they accurately reflect the concerns of local people living and working in the plan area.