

Uttoxeter

Neighbourhood Plan

Made
March 2017

2012 - 2031

■ Acknowledgements

Uttoxeter Town Council and Neighbourhood Plan Steering Group would like to thank all members of the community who attended consultation events and contributed to the production of this document through filling in questionnaires and providing feedback.

Special thanks is given to Tina Jeffery, Town Clerk, for her support and central role in the preparation of this document throughout the whole process.

Thank you to Ella Kasperowicz, former student of Thomas Alleyne's High School for kind permission to use her Light Up Uttoxeter artwork. Ella is now studying Illustration at Falmouth University.

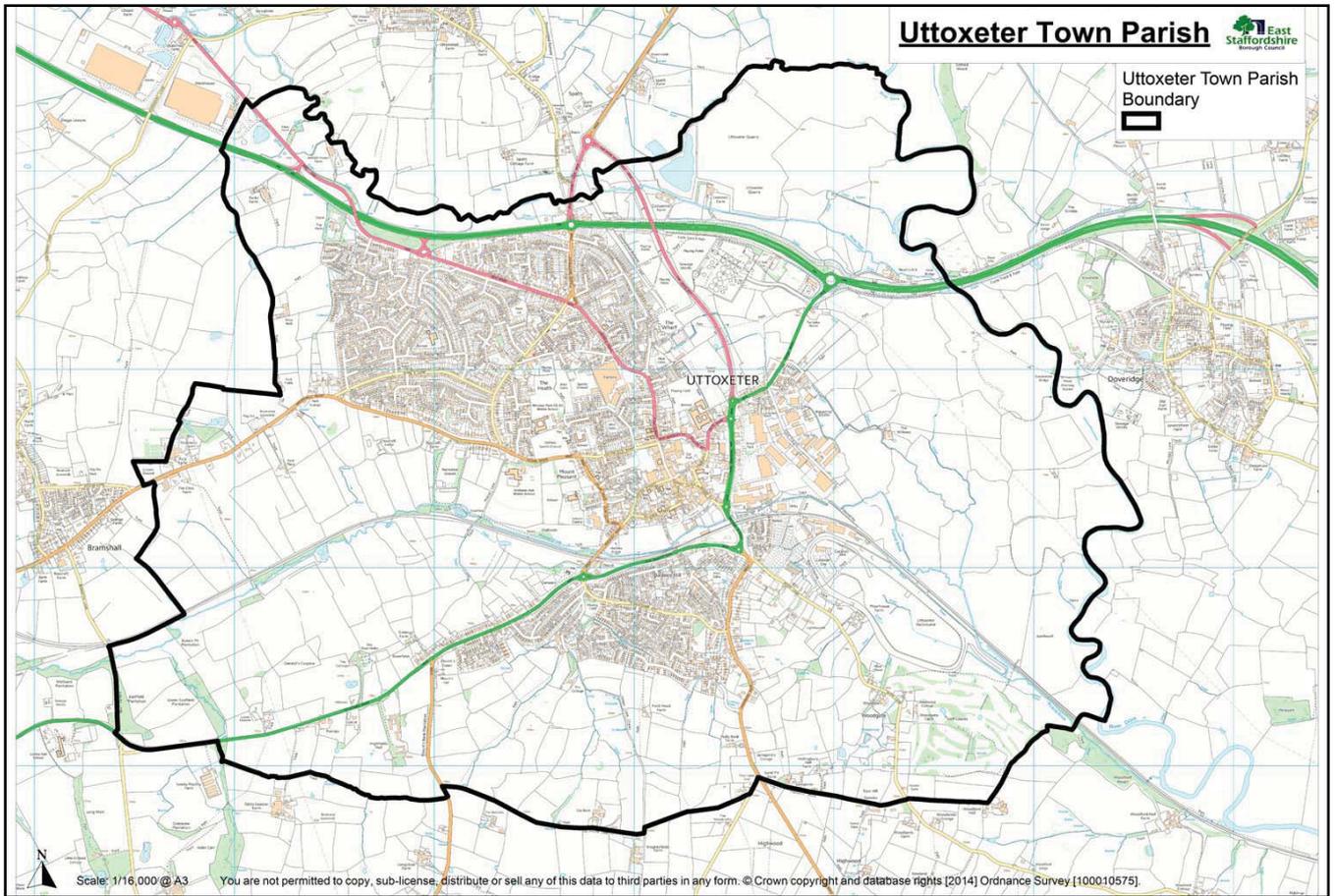
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The Uttoxeter Neighbourhood Plan Area



MAP 1 - Designated Neighbourhood Plan Area



We need you!
 Passionate about Uttoxeter?
 Get involved in the Uttoxeter Neighbourhood Plan

What is Neighbourhood Planning?
 Neighbourhood planning gives communities power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

Join the Steering Group!
 We're holding a meeting for those interested in getting involved and who want to find out more.
 Join us on Monday 9th February at 6.30pm in the Town Hall.

Are you a local group or business?
 We'd love to talk to you about Uttoxeter, what's great about it and what could be improved. We're looking for people who live or work in the area to share their insight with us.

Want to get on board or find out more?
 Contact Jo on 01625 26 29 24 or plan4uttoxeter@gmail.com and come to our meeting on 9th February

plan4uttoxeter

What's the Plan for Uttoxeter? You decide...

The Uttoxeter Neighbourhood Plan is a way for communities to influence the planning system within the area that they live.

Neighbourhood plans are powerful! They can shape development and deal with a wide range of social, economic and environmental issues.

They allow local people, to ensure that the types of development that the community want can be delivered! The finalised document will form part of the statutory planning framework used to determine planning applications in your area, truly devolving power to the community level!

How can we promote & protect the town centre?*	How can we improve the assets that we have?*	Are there areas that could be improved?*

Interested in joining the Steering Group?
 Want to find out more?
 Please email: plan4uttoxeter@gmail.com

And look out for further details:
 - Town Council website
 - Town Council notice boards
 - in the local press

plan4uttoxeter.



Flyers publicising the Neighbourhood Plan and photos of regulation 14 consultation which ran during February and March 2016

1 - Introduction

1.1. This Uttoxeter Neighbourhood Development Plan has been prepared by Uttoxeter Town Council. The document belongs to people who live and work in Uttoxeter, and is the result of an extensive consultation process.

1.2. Neighbourhood development plans are a level of planning policy which give local people more say in the future of the places where they live and work.

1.3. The Uttoxeter Neighbourhood Development Plan seeks to give local people the chance to shape the future of the town by actively supporting the type of new development they would like to see and ensuring financial contributions from development are spent in Uttoxeter.

1.4. The Neighbourhood Plan can address important issues such as landscape enhancement and protection, traffic management and the quality of the built environment, all of which have been emphasised by local people during the production of the Plan. It cannot improve or change past decisions and only comes into force when an individual applies for planning permission.

1.5. Urban Imprint was commissioned to assist in producing the Plan, and the whole process was overseen by the Uttoxeter Neighbourhood Plan Steering Group, an open team comprising local volunteers who wish to oversee the future development of the town. The Town Council will take final responsibility for the Plan once it is produced.

1.6. The Plan has been informed by a considerable consultation exercise, involving a questionnaire sent to every household and business in the town, consultation events at markets and detailed discussions with key community groups.

1.7. The planning system in England is contained within legislation, guidance and policies, which are rules determining which development may be carried out. The Neighbourhood Plan is a new set of locally specific rules.

1.8. National planning policy is decided by central government, and Staffordshire County Council and East Staffordshire Council have planning responsibilities in their geographical area. The Neighbourhood Plan gives local people significant influence in the planning decisions affecting their immediate location.

1.9. It is important that the Neighbourhood Plan works alongside the policies contained within the East Staffordshire Local Plan and the National Planning Policy Framework (NPPF) as well as other key planning documents, such as the East Staffordshire Design Guide Supplementary Planning Document (SPD) and the County Council's Landscape Assessment.

1.10. The Neighbourhood Plan cannot restrict housing or economic developments to fewer than those already contained within the East Staffordshire Local Plan. It cannot alter the strategic development sites already identified by East Staffordshire Borough Council, or those already granted planning permission.

1.11. However, the Neighbourhood Plan can be used to assess whether development proposals are acceptable, and is an important part of the decision-making process influencing future development in the town.

How to use this document

1.12. This Plan contains policies and guidance intended to shape development in Uttoxeter until 2031. Policies are grouped into eight themes linking directly to the key issues raised by residents and businesses during consultation.

1.13. The Plan can be used by different people. It is likely that it will be most relevant to:

- Local residents and business owners
- Property owners and developers
- The Local Planning Authority

(East Staffordshire Borough Council)



The Post Office (Ella Kasperowicz)

1.14. Guidance on how these groups are responsible for implementation of the Plan follows:

1.15. Local residents and businesses may refer to the Plan when consulted on planning applications for new development proposals in Uttoxeter and when developers carry out early public consultation when drawing up proposals for new development. The wishes and concerns for the future of the town are expressed in clearly defined policies which have legal weight in the planning system. Local people should be pro-active in engaging with the planning system, by checking that the Plan is being properly implemented by developers and East Staffordshire Borough Council when new development comes forward.

1.16. Property owners and developers proposing development in the town must ensure their proposals accord with the policies relevant to the nature of the development. Developers will find that Neighbourhood Plan policies sit alongside other planning policies at the local and national level, adding additional detail relevant to local circumstances and issues. Planning applications should, where appropriate, demonstrate how proposed development accords with these policies to contribute to Plan objectives.

1.17. East Staffordshire Borough Council is responsible for implementing the Plan, by considering development proposals against the policies. Proposals which are in accordance with the Plan (and with other relevant planning policies) should be approved, subject to all other relevant concerns. Proposals which are not in accord with the policies (where they are relevant to the development proposed) should not be approved, except where the policies are outweighed by strong other material considerations.

2 - Setting the scene

2.1. As noted, the Neighbourhood Plan will work alongside the East Staffordshire Local Plan (adopted October 2015). This strategic document covering the entire Borough, deals with the major issues of housing and employment growth, as well as broader ones of heritage, conservation and countryside protection. The Local Plan identifies Uttoxeter as being suitable for appropriate growth.

2.2. The Local Plan includes (or allocates) a series of developments on brownfield or previously developed sites within the town as well as a series of Sustainable Urban Extensions (or SUEs) to deliver a combined total of approximately 1550 new homes and 20 hectares (50 acres) of employment land in the period up to 2031, see map on opposite page.

2.3. In addition to these allocated sites, some sites have been given planning permission (some as a result of recent planning appeals) linked to the planning context of the Neighbourhood Plan. Many of these are in a preliminary stage, where permission is given for the principle of development but not yet the detail. Consequently an opportunity exists for the Neighbourhood Plan to shape the detailed proposals for these pending sites. The Town Council actively supports the insertion of a route through the proposed sustainable urban extension linking Bramshall Road through to the A50, thus relieving traffic pressure on the town centre.

2.4. Finally, Highways England and Staffordshire County Council are advancing proposals for improvement to the flows and junctions of the A50. Proposals for a junction to the west of Uttoxeter serving one of the SUEs and the JCB headquarters to the north-west of the town are now well advanced with work scheduled to begin in early 2016. Other proposals, including 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 in accordance with these plans and strategies, and ensure that the view of the community is reinforced in each of these current and future decisions.

■ 3 - What you told us during consultation

3.1. This document and its planning policies are based upon considerable research and consultation. Since 2013, the Town Council and Steering Group have consulted with the community and other stakeholders, and this has directly shaped the Plan content and the scope of its policies.

3.2. Throughout 2014 and 2015, the Steering Group has worked closely with its consultants to prepare detailed studies of the relevant plans, policies and strategies already in place, socioeconomic profiling for the town, and collected information on the area's historical characteristics, local services and landscape setting. These were obtained from community questionnaires.

3.3. This Neighbourhood Plan is a collation of information researched from these questionnaires, events and meetings. This draft document has undergone regulatory consultation period and examination and has been amended according to feedback from Uttoxeter residents and statutory consultees such as Staffordshire County Council, Environment Agency, Historic England and Natural England.

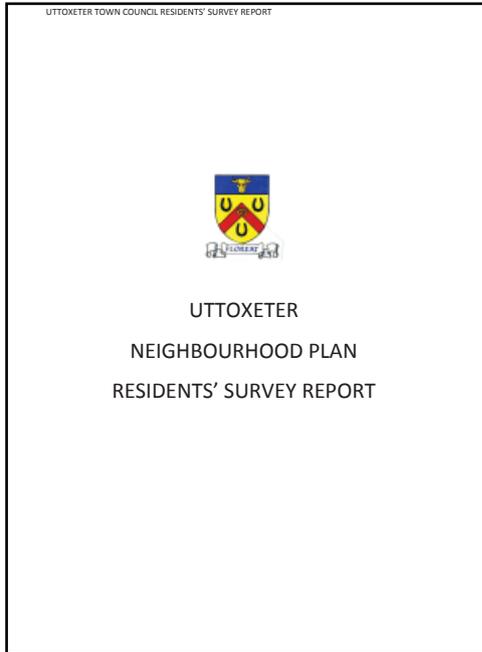
TIMELINE

- Residents Questionnaire (2013)
- Business Questionnaire (2013)
- Issues and Options Exhibition (13th and 17th December 2014)

- Meetings with key local groups (25th and 26th February 2015)
 - Uttoxeter Leisure Centre
 - Allotment Association
 - U3A
 - Art & Soul
 - Heath Big Local
 - ESBC Planning Policy Team
 - Youth Group and others
 - Neighbourhood Watch
 - Friends of Bramshall Park
 - Picknall Valley Preservation Group
 - Churches Together
 - Old Peoples Welfare Committee
 - Town Team
 - ESBC - Economic Development Team
 - Staffordshire County Council

- Consultation on Emerging Planning Policies (Summer 2015)
- Regulation 14 consultation (15th February - 28th March 2016)
- Developer stakeholder meetings (June 2016)

Consultation carried out: Key events



What's the Plan for Uttoxeter? You decide...

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They allow local people, to ensure that the types of development that the community want can be delivered! The finalised document will form part of the statutory planning framework used to determine planning applications in your area, truly devolving power to the community level!

How can we promote & protect the town centre?

How can we improve the assets that we have?

Are there areas that could be improved?

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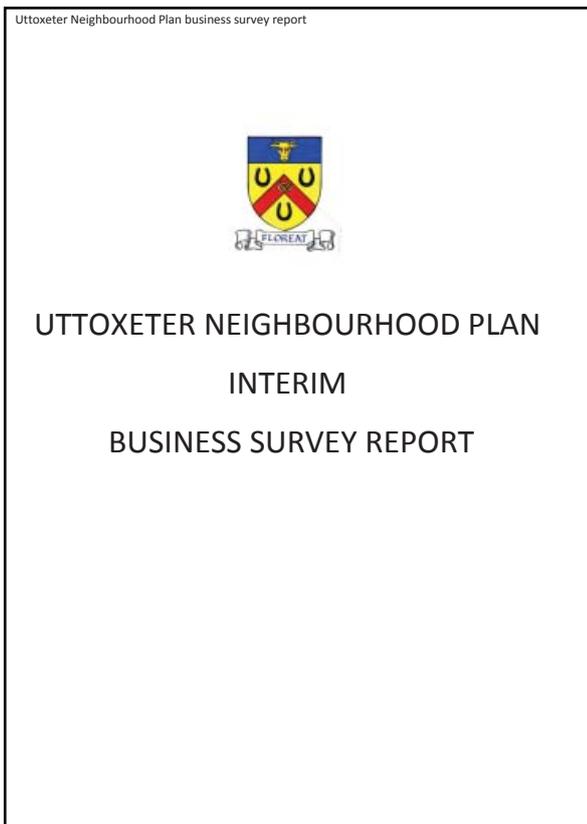
And look out for further details;

- Town Council website
- Town Council notice boards
- in the local press

plan.4.utttoxeter.

RESIDENT & BUSINESS QUESTIONNAIRE (2013)

ISSUES & OPTIONS EXHIBITION (13th and 17th December 2014)



plan.4.utttoxeter.

THE UTTOXETER NEIGHBOURHOOD PLAN

WHAT IS A NEIGHBOURHOOD PLAN?

A neighbourhood plan is a document written by the community that sets planning policies to guide development over a set time period. Neighbourhood Planning gives local people real powers to shape the future of their neighbourhoods. It's now Uttoxeter's turn to have your say.

The Uttoxeter Neighbourhood Plan team is seeking your views and ideas on how to improve your neighbourhood over the next twenty years.

This is a once in a generation opportunity to have your say on the issues that affect you!

It's your plan, it's your right, it's your opportunity...

STEPS TO PRODUCING A NEIGHBOURHOOD PLAN:

- Step 1 Identification of key stakeholders and project plan
- Step 2 Identification of neighbourhood area
- Step 3 Development of steering groups and leading groups
- Step 4 Engaging the community and publicity of the plan
- Step 5 Development of the evidence base
- Step 6 Identify key issues and develop vision & objectives
- Step 7 Policy development and formation of draft plan
- Step 8 Consultation and community engagement on draft plan
- Step 9 Submission to Local Planning Authority
- Step 10 Six week formal consultation period
- Step 11 Independent examination and public referendum
- Step 12 Publication of neighbourhood plan

How can we promote & protect the town centre?

How can we improve the assets that we have?

Are there areas that could be improved?

WHAT COMES NEXT?

Once we have collected your thoughts and ideas we will prepare a draft Neighbourhood Plan document. This will be a collection of policies designed to set the strategy to address your concerns for Uttoxeter over the next twenty years. The document will use maps and drawings to show the areas of special focus to show how Uttoxeter may look in the future.

Once we have prepared the draft Uttoxeter Neighbourhood Plan there will be another opportunity for you to give your opinion on whether you are happy with the strategy for the area. We will also ask key organisations such as East Staffordshire Borough Council, Staffordshire County Council, the Environment Agency, Natural England and English Heritage amongst others to share their thoughts on the strategy to check it meets their key objectives.

Calling all Uttoxeter residents... We need you!

Passionate about Uttoxeter?
Get involved in the Uttoxeter Neighbourhood Plan

What is Neighbourhood Planning?
Neighbourhood planning gives communities (that's us!) direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

Want to get on board or find out more?
Contact Jo on 01625 26 29 24 or plan-utttoxeter@gmail.com




Uttoxeter Neighbourhood Plan

Have your say on the Neighbourhood Plan for Uttoxeter

Consultation on the draft Uttoxeter Neighbourhood Plan is taking place: 15th February - 28th March 2016

See the draft Plan and talk to us at the Market:
27th February between 9am and 2pm

Come to the Roadshow at the Town Hall:
2nd and 3rd of March between 10am and 3pm

View the draft Neighbourhood Plan and give your feedback on the Town Council's website:
www.uttoxetertowncouncil.org.uk/neighbourhood-development-plan

Hard copies of the draft Neighbourhood Plan will be available to view at the following locations throughout the consultation period:

- Uttoxeter Town Hall, High Street, ST14 7HN
- Uttoxeter Library, 57 High Street, ST14 7JQ
- Uttoxeter Leisure Centre, Oldfields Rd, ST14 7QL

CONSULTATION ON EMERGING POLICIES (Summer 2015)

REGULATION 14 CONSULTATION (15th February - 28th March 2016)

Introduction

Welcome

Work has been underway since 2013 on the production of the Uttoxeter Neighbourhood Development Plan. This exhibition sets out 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 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.

This exhibition 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.

It is clear that the aspirations set for the town cannot be delivered by local-use planning alone. The document, and the eventual plan, therefore considers 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.



Purpose of this exhibition

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

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

An informal consultation seeking your feedback to these questions will conclude at the end of August 2015.

Feedback forms are available today to leave your comments. Further details are available on the Town Council website: www.uttoxetertowncouncil.org.uk

It is important that you offer your comments and suggestions as without them the plan cannot reflect the true community's views. The Town Council, steering group and consultant team are committed to ensuring the Neighbourhood Plan reflects the views of as many people as possible.

If you have a question - please ask one of the team here today.

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."



THE UTTOXETER NEIGHBOURHOOD PLAN



Have your say!

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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.

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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

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 BPUO
Floor 2, 16-18 Park Green
Macclesfield
SK11 7NA
By email to:
neighbourhood.plan@bpuo.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 regenerate the town centre, increasing vitality by making it more attractive place to visit, shop and hold community events.	DESIGN & HERITAGE To improve the quality of the built environment and heritage assets that can be utilised 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 planned growth of the town.
ENVIRONMENT To support, protect and enhance the town's natural character and landscape values.	HOUSING To provide the right mix of new housing to meet the particular needs of different communities, appropriate to the character and identity of the town.	COMMUNITY FACILITIES To provide additional community facilities and opportunities for older community users, particularly for young people, older people and for sports and activities.	
LEISURE & RECREATION The plan will support the delivery of improved public spaces, sports pitches and amenities for young people where they are needed to enhance their health and welfare.			

THE UTTOXETER NEIGHBOURHOOD PLAN



■ Key issues raised by Uttoxeter residents

3.4. The Neighbourhood Plan contains a series of policies which place a duty on developers and those proposing new development to contribute toward a sustainable future for Uttoxeter set out in the aims and objectives contained within the Plan.

3.5. The 31 planning policies within this Neighbourhood Plan have been structured into eight core themes shown below. These reflect the extensive consultation research conducted in the preparation of the Plan:

Town Centre

Uttoxeter residents proposed:

Customer choice and business enterprise in the town centre could be diversified by encouraging more niche and independent shops to add to the currently large proportion of charity shops, takeaways and estate agents.

Extending the market and supporting a full market day, perhaps on Fridays, would attract shoppers to Uttoxeter.

Improve the Maltings to ensure it makes a positive contribution to the town centre.

Bring empty commercial units back into use.

Uttoxeter needs 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 is needed around town, including route marking from Tesco to the town centre.

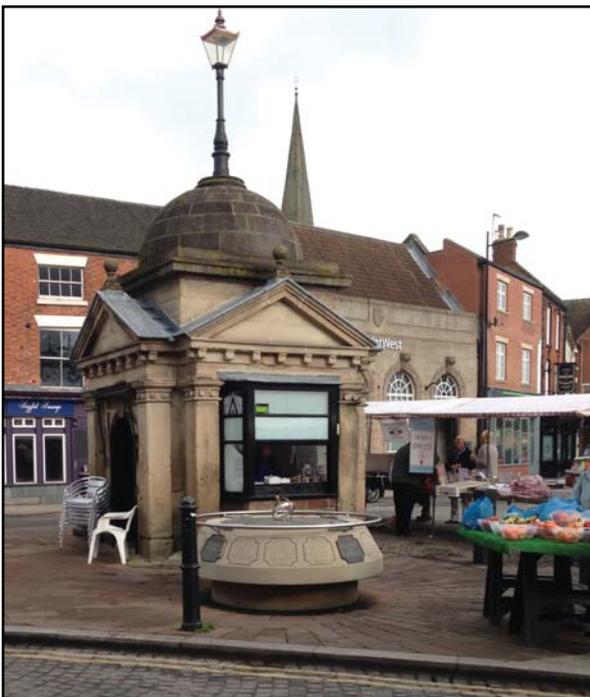
Local residents feel that the community is divided between existing residents and newcomers who do not take advantage of local services. The town centre needs to be able to attract residents to make use of retail, leisure and other services.

What can the Neighbourhood Plan achieve for the town centre?

Conserving the character and identity of Uttoxeter as an historic market town, and seeking to rejuvenate the retail offer, will create a strong central focus for the community. The Neighbourhood Plan will also link the town centre effectively to existing and new residential areas and other key facilities.



View towards town centre, Dove Bank



Market Place Kiosk

Design & Heritage

Uttoxeter residents raised these concerns and suggestions:

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

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

There is poor accessibility for people with different abilities and impairments around the town centre.

Links between racecourse and town should be improved

Heritage buildings should be protected and where possible enhanced to retain the historic market town character of Uttoxeter including the medieval street pattern.

The kiosk in Market Place should be protected as a local landmark and historic and cultural asset.

Many of the town's 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, traveller, medieval and Roman history.

What can the Neighbourhood Plan achieve for optimal design and heritage?

The Neighbourhood Plan can value and conserve the Uttoxeter town centre conservation area and the town's existing heritage assets through contextually responsive and sensitive design. This will reinforce the distinctive character and identity of the town, ensuring that new, high quality design, supports access for all and has high sustainability credentials.

Key issues raised by Uttoxeter residents

Business & Economy

Uttoxeter residents raised these concerns relating to business in the area:

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

Most respondents agreed that new space should be allocated for employment.

Residents put forward that barriers to the growth of the economy include high business rates, a lack of space, unattractive buildings and spaces within the town centre, and inadequate infrastructure and car parking charges.

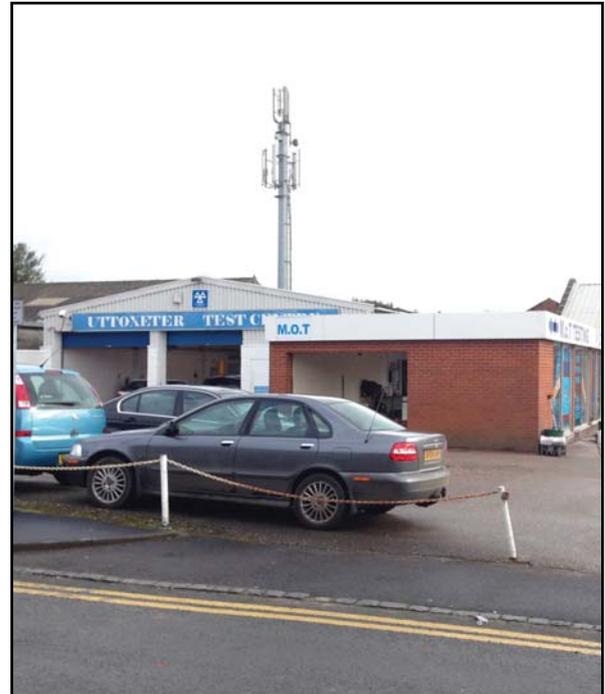
The changing focus of the town centre should be managed to maintain the valued character of Uttoxeter as older traditional businesses move out and new employers move in.

There is a need for more flexible premises to encourage business start-ups and support new business ventures.

The town needs overnight visitor accommodation to support its business and tourism role, as the lack of places to stay puts off visitors.

What can the Neighbourhood Plan achieve for businesses?

The Neighbourhood Plan can protect the existing economy of Uttoxeter and supporting existing medium- and large-scale manufacturing and tourism whilst promoting new opportunities for office-based business, encouraging entrepreneurial activity, and working from home, within the town and the surrounding area.



Garage, Smithfield Road



Market Place

Transport

Uttoxeter residents raised these concerns about transport:

The pedestrian area of the High Street is open to traffic because a bollard across the road is not effectively managed, making it unsafe for pedestrians, particularly those who are mobility-impaired.

Public transport is inadequate. Bus services are infrequent and poorly advertised. There is a need to improve rail services to the town in terms of their capacity and frequency, and evening services should be provided.

There is concern about the capacity of the existing road network to cope with traffic from any new development, there is support for traffic calming measures.

A through-route is needed between Bramshall Road and the A50 to alleviate traffic from Bramshall industrial estate.

Mobility can be difficult for the elderly. The available mobility bus is expensive and has to be pre-booked. Services cease at 2 pm which causes elderly residents to have to rely upon taxis, friends and family.

Transport links between the racecourse and the town centre should be improved to encourage those who visit the racecourse to go into the town centre, visit shops and pubs and contribute to the town's economy and vibrancy.

New homes need two parking spaces instead of garages which are almost never used for parking.

Town centre car parking charges discourage visitors and do not support High Street businesses. Free car parking periods should be extended as well as pay-on-exit parking which is more flexible than pay and display.

More benches are needed along walking routes, including at Dovefield Retail Park.

How can the Neighbourhood Plan achieve better transport infrastructure?

The Neighbourhood Plan can help to alleviate problems caused by too many vehicles in the town centre, by reducing reliance on the private car and supporting proposals that encourage sustainable alternatives, including improvements to walking and cycling routes. It can assist in delivering appropriate transport infrastructure improvements, contributing to the reduction of heavy commercial vehicle movement of through the town centre.



The town's bus station

Key issues raised by Uttoxeter residents

Leisure & recreation

Uttoxeter residents raised these concerns with regard to leisure and recreation:

Outdoor sports provision is not as well provided for 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.

There are inadequate leisure and recreation facilities for younger residents. Adequate child care provision is required, especially over the summer months, when voluntary groups close.

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

Existing allotments should be protected because they provide recreation, nature conservation and a community hub and contribute to sustainability objectives.



Bramshall Park

What can the Neighbourhood Plan do to improve leisure and recreation?

The Neighbourhood Plan can protect and enhance the range and quality of leisure opportunities available within the town as a whole, improve access to its rural surroundings for walkers and cyclists, and maximise tourist opportunities presented by assets such as the Racecourse and the historic town centre.



The Leisure Centre during renovation in 2015

Environment

Uttoxeter residents have suggested that:

Picknall Valley should provide a green link for cyclists and walkers from the town centre through the JCB site, Hockley Road to the countryside.

Over 3000 residents have signed a petition stating that The Picknall Valley should be protected from inappropriate development.

Access to open spaces and the countryside should be protected to allow residents of Uttoxeter to maximise their enjoyment of their rural surroundings and provide an attraction for new residents and visitors to the town.

Green corridors, trees and green spaces should all be protected and where possible enhanced to protect habitats for flora and fauna and improve biodiversity.

How can the Neighbourhood Plan sustain and improve the natural environment?

The Neighbourhood Plan can help to sustain and create a network of green spaces and corridors within the town and to the surrounding countryside, and protect the landscape setting of the town, including the sensitive landscapes and valleys of the River Tean, River Dove and Picknall Brook.



Field to the north of the Picknall Brook



Landscape setting to south of Uttoxeter

Housing

Uttoxeter residents raised these concerns with regard to housing

Greenfield sites should not be built upon. Brownfield sites and derelict land should be examined for appropriate use.

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

The JCB site, Hockley Road, needs to be redeveloped because it is currently a blot on the landscape. This should open up the river front and make the most of its riverside position.

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

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

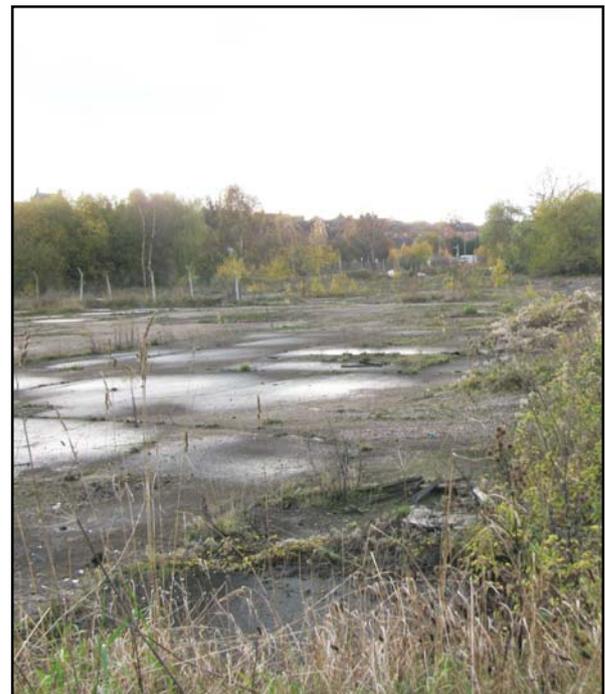
Encourage flats in suitable locations, but they should provide adequately sized living spaces with sufficient room for car parking.

How can the Neighbourhood Plan support sustainable housing development:

The Neighbourhood Plan can help to maintain an appropriate mix of new housing to meet the needs of all sections of the community, including affordable housing, within sensitively designed, high quality neighbourhoods.



New town houses on Church Street



The former JCB site, Hockley Road

Community

Uttoxeter residents raised these concerns for community provision:

Bungalows and flats are needed for those who may wish to downsize. 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.

Schools will need to be expanded and youth provision commissioned to meet the needs of younger families moving into the area as well as existing residents.

How can the Neighbourhood Plan support community development?

The Neighbourhood Plan can assist in retaining and enhancing existing community hubs as a focus for the current and future life of the town, further developing their use by all members of the community, including public halls, religious buildings, health and education facilities.



Thomas Alleyne's High School, Bradley Street



The award winning public conveniences

■ 4 - The Vision & Objectives of the NP

4.1 The following vision has been developed by the Steering Group to help guide the development of the aspirations and policies within the Neighbourhood Plan.

“Uttoxeter strives to 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 landscape setting and supported by appropriate infrastructure.”

4.2 The strategy for delivering the vision for Uttoxeter is built on the following set of objectives.

Objectives of the Neighbourhood Plan

TOWN CENTRE

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

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.

DESIGN & HERITAGE

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

ENVIRONMENT

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

BUSINESS & ECONOMY

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

HOUSING

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

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 Uttoxeter.

COMMUNITY FACILITIES

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

■ 5 - Our Aspirations for Uttoxeter

5.1. The following section takes the vision and objectives for Uttoxeter and sets out what the key aspirations are for the town from a range of perspectives. These build on the key issues identified and identify the key opportunities and set out how these will link to the aspirations. Collectively, with the associated plans, these form a spatial strategy to guide the development of the neighbourhood plan policies.

5.2. This section sets out four key aims for the town under the following statements: All you need in one place; A great place for business; A well-connected community; A vibrant town centre.

All You Need in One Place

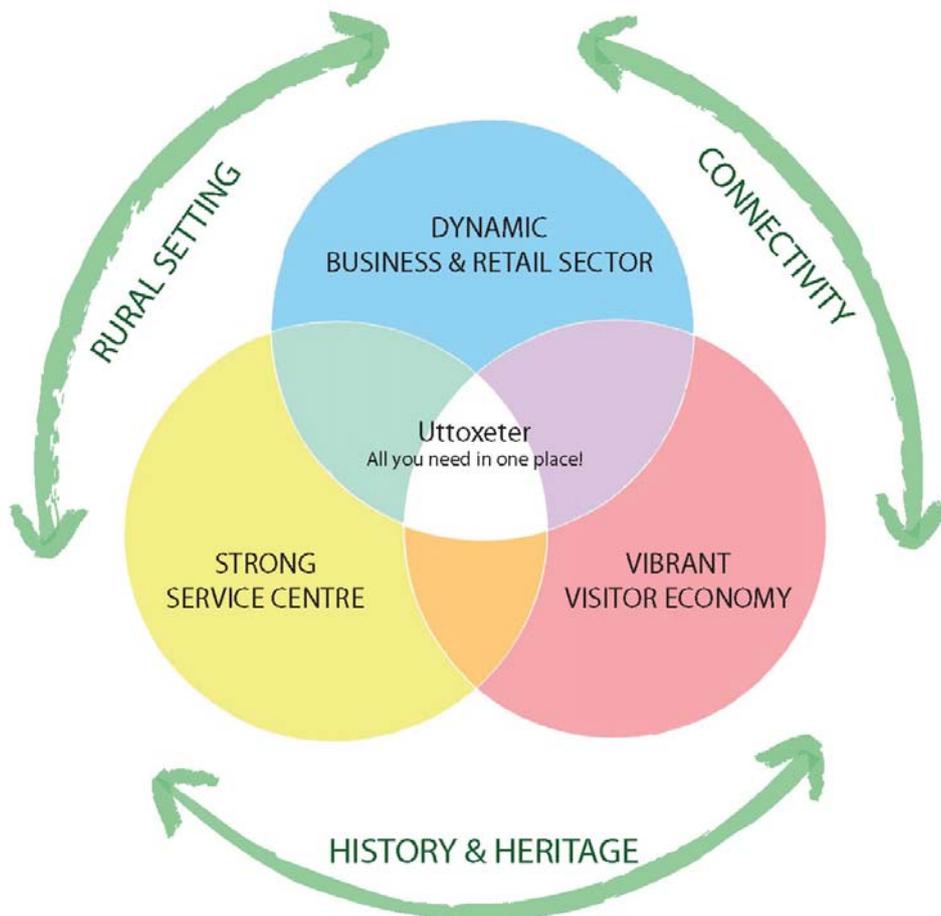


DIAGRAM 1 - All You Need in One Place

5.3. Uttoxeter’s historic role as a market town means that today it benefits from road, rail and walking linkages, a range of shops and services (Policy TC1) and most crucially is set within an attractive rural landscape (Policy E2). The size and resources of the town have led to it being identified as an area for economic and housing growth within the East Staffordshire Borough Council Local Plan. The aspiration is that the shops and services in the town are protected and enhanced (Policy TC1) to ensure Uttoxeter can offer quality and convenience in terms of meeting the shopping, educational, health, social and leisure needs of existing residents and those who will live in new housing coming forward within the area (Policies C2 and C3).

5.4. However, a vital component in the future success of the town is its rural setting, historic role and heritage assets (Policy D4). Diagram 1 demonstrates how these factors are incorporated with the transport connections, supporting the success of local businesses, encouraging tourism and celebrating the town’s character and provision of a strong service sector for residents.

5.5. The overarching aspiration for the town is to provide ‘All you need in one place’. This links to each of the following scales – sub-regional, town wide and town centre focused - which set out key aims for the town’s business and commercial sector, connectivity and the vibrancy of the town centre.

■ A Great Place for Business

5.6. Uttoxeter is a centrally located market town in the lower Peak District, and plays a key role in serving a wider rural hinterland of villages and hamlets. Diagram 2 demonstrates its central role within the sub-region. Uttoxeter is a centre for business, key services and tourism for the residents from these nearby settlements.

5.7. In addition to this role in supporting a rural hinterland, Uttoxeter is well located to benefit from strong links to many of the larger conurbations of the Potteries, Nottingham, Derby, Stafford, Burton and the Greater Birmingham city region (Policies B1 and T6). The spatial strategy seeks to improve the quality and quantity of employment opportunities within the town, especially those related to the town centre, with easy access to the A50.

5.8. By capitalising on its market town history, the rural setting and the hinterland communications network, Uttoxeter is perfectly placed to support new emerging businesses and engineering (Policies B1 and B2). The town's major employer JCB and other key businesses offer opportunities to support a growing business and tourism economy. Uttoxeter's leisure and tourism industry benefits from the Uttoxeter Racecourse (Policy L1), proximity to Alton Towers and the Peak District National Park (Policies B4 and TC2). Part of this strategy is to improve public transport connections, including strategic rail and local bus links (policy T1 and T6).

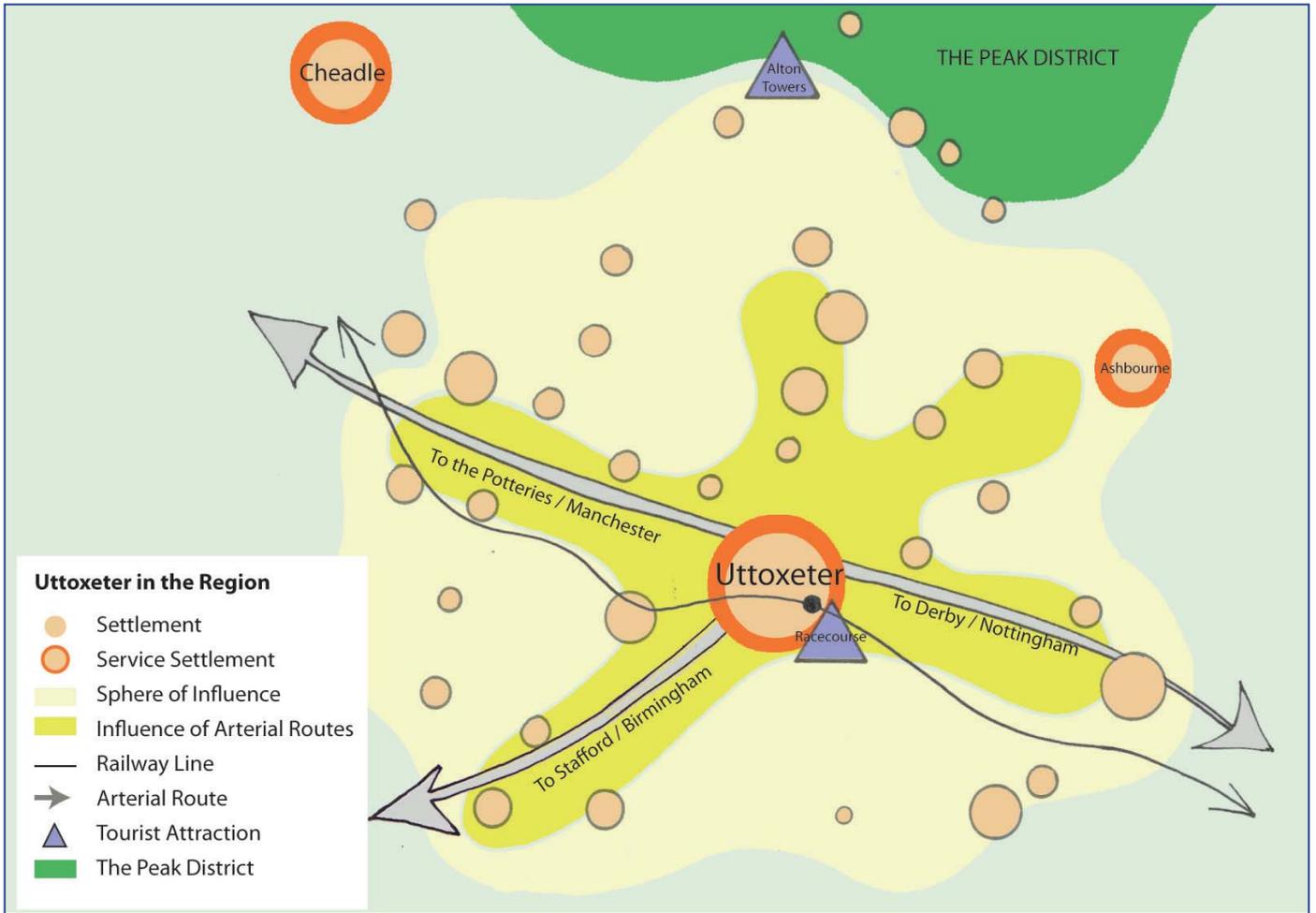


DIAGRAM 2 - A Great Place for Business

■ A Well Connected Community

5.9. Uttoxeter town centre offers a range of shops and services including education, healthcare, public transport and leisure facilities (Policies C1, C2 and C3). The spatial strategy seeks to support the protection and enhancement of these facilities and the creation of new services within, and adjacent to, the town centre to create a strong core which supports the needs of the town's residents and those within its surrounding villages. The strength of the town centre is key to the future success of the town (Policies TC1 and TC2). Commercial land uses within the town should be physically well connected both to the town centre and also to the wider transport infrastructure (T1, T2 and T7).

5.10. The East Staffordshire Local Plan identifies sites within Uttoxeter for new residential and employment growth, both on brownfield sites adjacent to the town centre (Policy H1) and as part of urban extension at the edge of the settlement. These should be high quality developments embodying the very best practice for design, sustainability and conservation (Policies D1, T3, D3 and H2). The spatial strategy identifies the importance of creating sustainable links between these sites and the town centre (improving walking and cycle connections) (Policies E1, E3 and T2), developing a synergy benefitting both, and allowing new residential development to contribute towards the vitality and viability of the town centre. These sites also have the opportunity to deliver facilities to benefit new and existing residents (Policies L2 and L3).

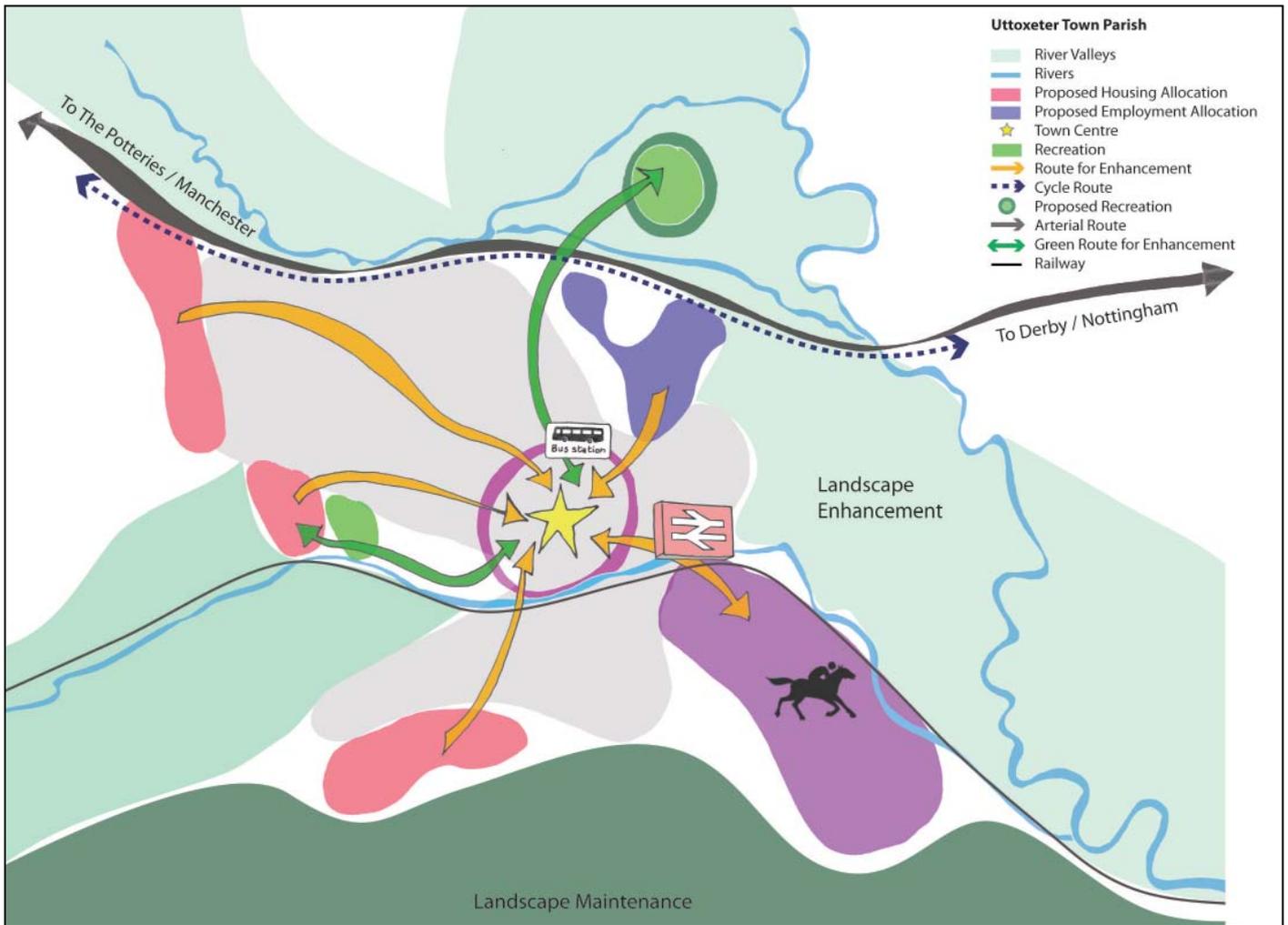
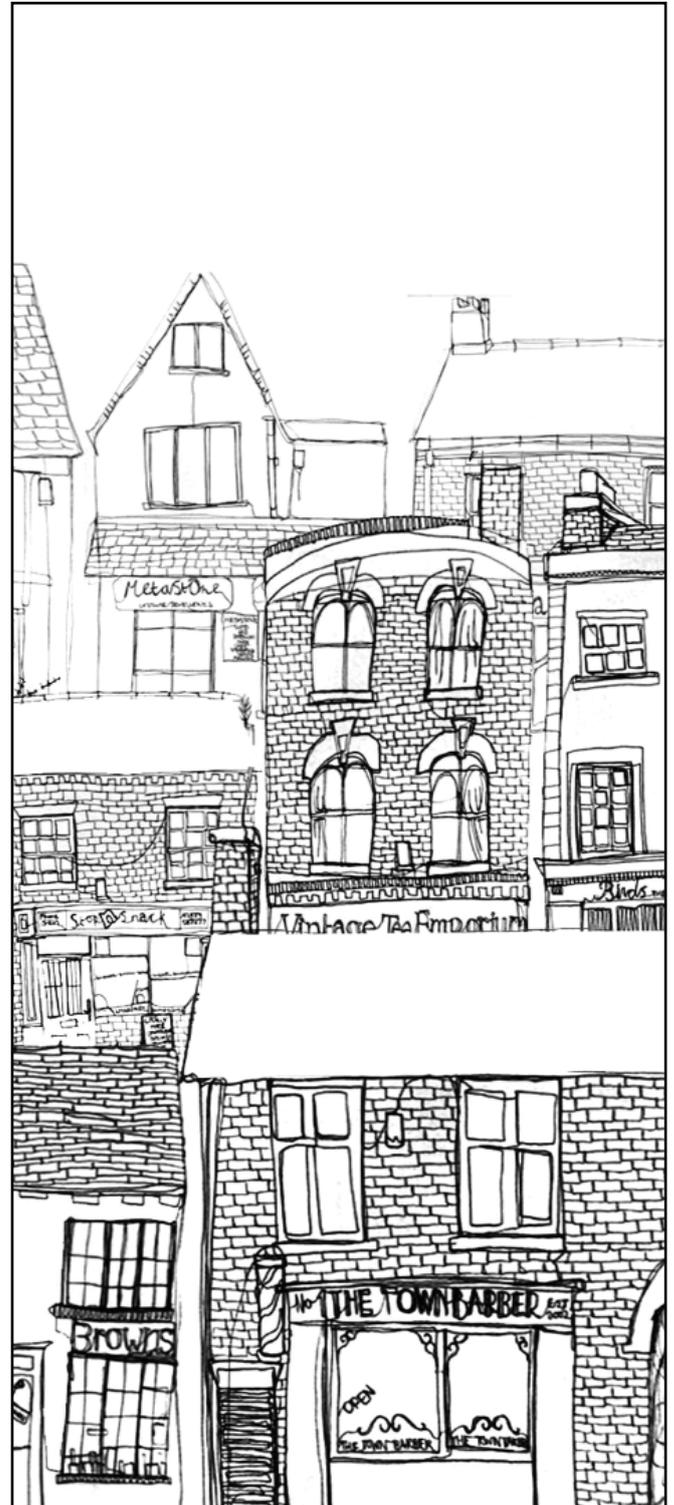


DIAGRAM 3 - A Well Connected Community

A Vibrant Town Centre

5.11. More visitors, shoppers and business will be attracted into the town centre, helped by proximity of the leisure, education and retail facilities. As the surrounding neighbourhoods (new and old) will connect to this vibrant mixed-use core, so must the connections within the town centre be reinforced (Policy TC2). The creation of a shopping circuit linking the car parks, main shopping frontages and the Dovefield Retail Park will help offer a variety of retail opportunities for residents and visitors (Policies TC3 and D3). A key aim is to install an attractive, safe, well-lit and landscaped pedestrian and cycle link between the racecourse, railway station and the primary shopping area along the High Street (Policies T2 and T6).

5.12. Two sites (The Maltings and Trinity Square) are identified as central to the future success of the town centre (Policy TC2). These areas are under performing in retail terms, and undermine the vitality and viability of the town centre due to vacant or poor quality buildings. In redeveloping these areas for modern retail purposes and using them to reinforce the links to public transport (Policy T1) and the shopping circuit, the retail offer for Uttoxeter will be enhanced. In addition, the spatial strategy envisages other opportunities for new retail, leisure and commercial development (Policy TC3) in and around the town centre, contributing to a growing presence of small independents and a night-time economy (Policies TC3 and L4).



Shop Frontages (Ella Kasperowicz)

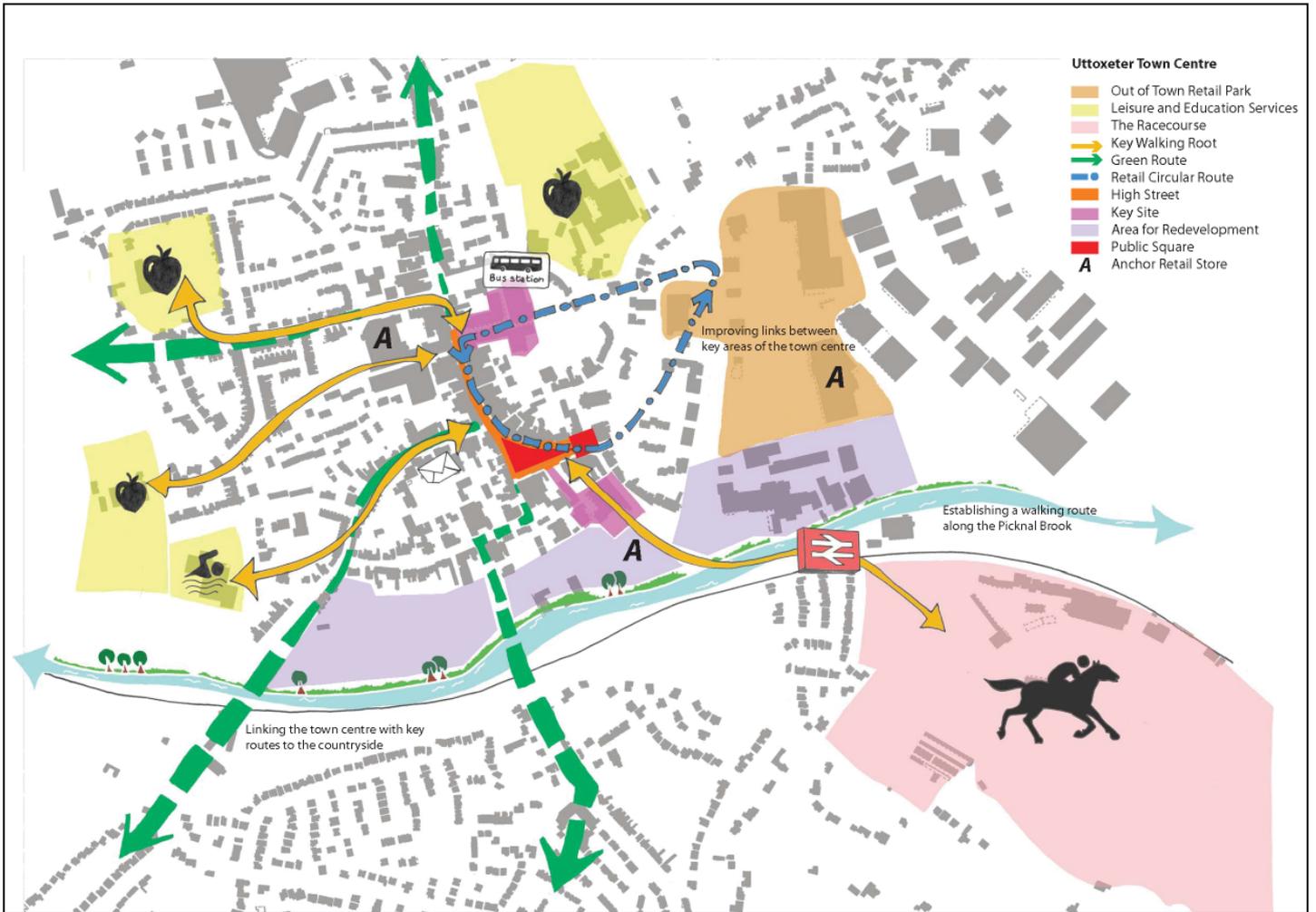


DIAGRAM 4 - A Vibrant Town Centre

6 - The Planning Policies

6.1. 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. In the case of Uttoxeter the 'development plan' consists of the East Staffordshire Borough Council Local Plan and, when 'made', the Uttoxeter Neighbourhood Plan.

6.2. This chapter consists of eight sections (based around the eight key themes which run through this document) each containing planning policies relating to that key issue (full list of policies is on the following page). Each section is introduced with the Neighbourhood Plan Theme to which it relates and a brief introduction. The planning policies themselves are preceded by a paragraph explaining in 'plain-English' what the policy seeks to achieve. The policies themselves are written in a more concise technical planning language as appropriate.

6.3. 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 in being a technical document for planning officers at East Staffordshire Borough Council - who will be using the document to make planning decisions.

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■ i - Town Centre Policies

6.4. Uttoxeter was granted its market charter in 1251 and has long since been a key service centre for residents and those living in the rural hinterland. 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 and comprises parts of High Street, Bradley Street, Church Street, Carter Street, Market Place and Market Street which lie within the conservation area, as well as Trinity Road.

6.5. East Staffordshire Borough Council's Retail and Leisure Study 2013 shows that the town centre has experienced a decline in its commercial and retail offer in recent years. The overarching objective of the Neighbourhood Plan is to rejuvenate the town centre by increasing footfall and making it a more attractive place to visit, shop and hold events.

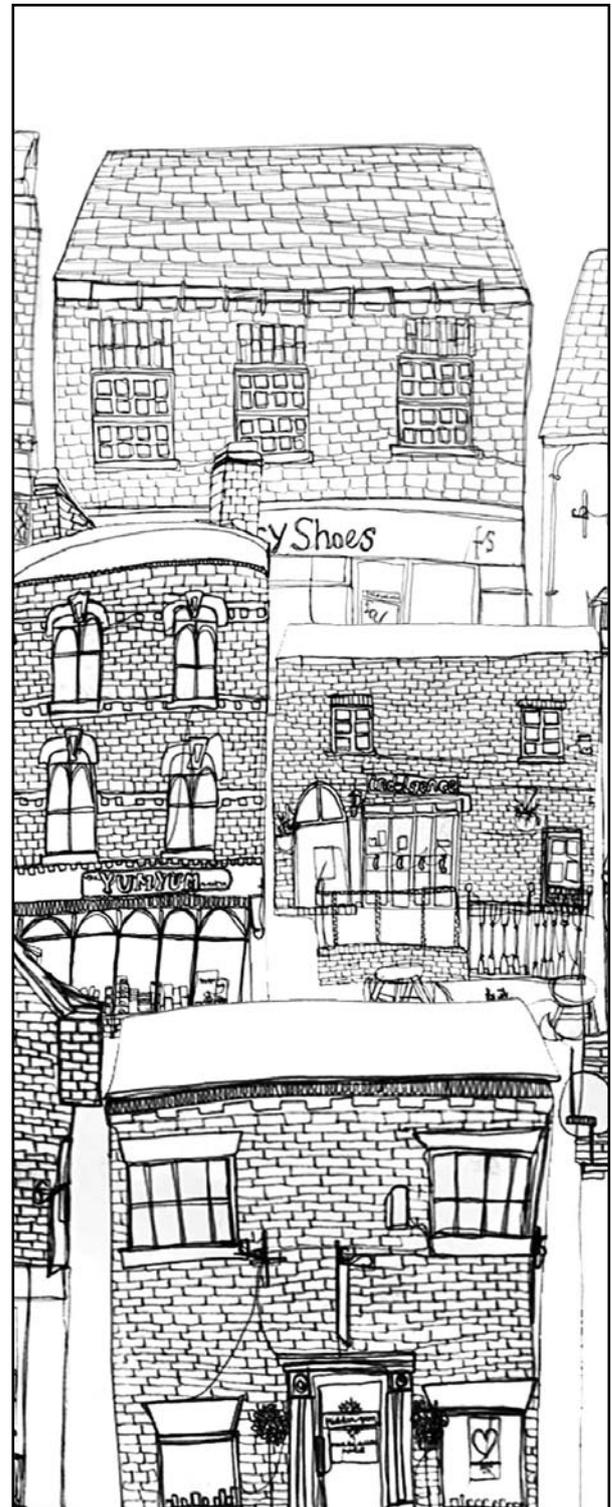
Policy TC1 – Shopping Frontages

6.6. Having active retail uses within the town centre is an important part of creating an attractive and vibrant retail core. Improving and retaining high quality shop frontages will create a more attractive retail environment and enhance the perception of Uttoxeter as a shopping destination. While the Plan cannot improve existing shop frontages, the fact that most of the town centre is included in the conservation area means that the design and look of new shop fronts can be controlled by the planning system. The shop frontages map shows the primary and secondary frontages (defined by the local plan) that should be enhanced or maintained to a high standard in Uttoxeter town centre.

Policy TC1 – Shopping Frontages

Within primary and secondary shopping frontages as designated by the East Staffordshire Local Plan, non-retail uses will not be supported for ground level units unless a proposed alternative can be demonstrated to enhance the vitality of the town centre and will not threaten the overall retail vitality and viability of the area.

The design of shop frontages should enhance the sense of place and local character in line with the East Staffordshire Design Guide Supplementary Planning Document. New and existing frontages should help define key routes into, and through, the town centre through their design and public realm treatment.



Shop Frontages (Ella Kasperowicz)

Policy TC2 – Key Town Centre Sites

6.7. The two key large town centre sites, The Maltings and Trinity Square, are shown on the proposals map. The community has identified these sites as detracting from the quality of the area because of their tired, design and layouts that do not make a positive contribution to the town. These sites are important gateway developments for the town centre from the north and south and it is important to retain shops on the ground floor of these sites to anchor the retail function of the town centre as a whole. The town centre should form the key focal point for Uttoxeter and a hub for access from and to different parts of the town.

6.8. The Maltings Shopping Centre site anchors the retail offer on High Street and is a significant gateway at the north of the town centre conservation area, providing access to car parking facilities and to the bus station. Any future development on this site would therefore have significance beyond the site itself and the Neighbourhood Plan seeks to secure appropriate uses. The policy discourages the loss of retail units on the ground floor and encourages the retention of routes through the site.

6.9. Trinity Square is a gateway site via Bridge Street from the south of the town centre which due to a tired public realm and lack of footfall currently undermines the viability of the retail offer in the immediate area with the absence of quality frontage.

Policy TC2 – Key Town Centre Sites

Imaginative proposals will be supported which deliver redevelopment or revitalisation of the two key sites in the town centre as defined on the proposals map. The design of the sites should respect the sense of place and local character of the town centre, should respect shop frontages and contribute as appropriate to the delivery of key routes in accordance with Policy TC1 and Policy D3.

Acceptable uses for the sites include retail, commercial and leisure. Residential development would only be supported above the ground floor level.

2.1 - The Maltings Shopping Centre

1 - The design of any redevelopment should reinforce the strong shopping frontages along High Street;

2 - Access to the bus station and car parking should be maintained;

3 - Schemes should respond to the traditional townscape;

4 - Building height should accord with two or three storey neighbouring properties;

5 - Development should be sensitive to the design of adjacent buildings including the Grade 2 listed Town Hall;

6 - Development should demonstrate high overall planning and design standards.

7 - Applications must take account of the findings within the Historic Extensive Urban Study produced by Staffordshire County Council.

2.2 – Trinity Square

1 - Any revitalisation of this area should respect its frontage to Bridge Street;

2 - The permeability of the site is to be retained and enhanced by encouraging walking routes to the town centre and responding to the traditional street pattern;

3 - Building heights should respect the predominantly two storey height of surrounding buildings;

4 - Development should demonstrate high overall planning and design standards.

Policy TC3 – Other Sites

6.10. Retail uses within the town centre should be protected so that the town centre can compete effectively with out-of-town retail developments, and neighbouring towns, while retaining Uttoxeter's sense of identity. Independent shops can provide additional variety and vitality to the retail environment and further differentiate the retail offer in the town centre. Bars and restaurants that operate in the hours after shops close will encourage a night-time economy in the town centre, which will keep the area vibrant and active throughout the day and night.

Policy TC3 – Other Sites

Applications for other developments on previously developed land or buildings within the town centre for retail, leisure, commercial and tourism uses will be supported in the town centre as defined by the East Staffordshire Local Plan. Applications for small scale retail units will be supported, as will proposals for bars and restaurants that would strengthen the night-time economy.

Schemes should seek to create a sense of place, reflect local built character and patterns of development as well as responding positively to the historic environment. Proposals that fail to deliver high quality design will not be supported.

The temporary uses of buildings or the part of the public realm that contribute to the range of town centre retail, commercial and tourism uses (such as seasonal markets) will be supported.

Policy TC4 – Outdoor Spaces

6.11. The quality of outdoor spaces, known as the public realm, in the town centre disproportionately affects residents and visitors perception of Uttoxeter. It is therefore important that high quality design of these spaces is promoted, as well as encouraging a strong sense of place, through activities that take place within them. This is beneficial to the economy of the town. Temporary activities within the public realm, such as Christmas markets and other regular scheduled events will assist in differentiating the town centre offer from its competitors and enhance the offer for residents and visitors alike.

Policy TC4 – Outdoor Space

All schemes within, and adjacent to, the town centre should contribute appropriately to the improvement of the public realm.

Proposals for up to 10 dwellings should contribute by ensuring that they relate well to the street and provide an active frontage.

In addition to the above, larger schemes in excess of 10 dwellings, may also propose, where appropriate, new street furniture, lighting and enhancement of the pedestrian environment.

The neighbourhood plan supports the creation and enhancement of spaces for markets, festivals and community events.

■ ii - Design & Heritage Policies

6.12. Protecting heritage assets and reinforcing the local vernacular 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. A better environment within the Conservation Area will in turn create a better environment for shopping and business and community/social uses, helping to encourage improvements in other policy theme areas, such as the vibrancy of the town centre, and encouraging walking and cycling.

Policy D1 – Residential Design

6.13. The following policy seeks to guide new residential development to achieve high standards of design quality and to ensure schemes make a positive contribution to their surroundings and Uttoxeter as a whole. It focuses on seeking carefully designed development which includes spaces for people to socialise; street layouts and housing densities which sit comfortably within the existing area; edges which interact positively with the surrounding countryside and schemes which incorporate the management of surface water. This policy also seeks a high standard of planning application by asking applicants to make use of masterplans, design codes and design briefs to provide a consistent and comprehensive design approach.

Policy D1 – Residential Design

The following criteria will apply to all new residential development to assist in delivering the very highest design quality for new dwellings. Where appropriate, these schemes should seek to;

1 - Deliver a strong network of green and blue infrastructure, improving biodiversity and appropriate public and private spaces

2 - Reinforce character and identity through locally distinctive design and architecture

3 - Establish a gateway to the site and, where appropriate, to the town itself

4 - Establish a clear hierarchy of streets and spaces including pedestrian priority routes and integrated existing footpaths

5 - Deliver a scale, mass and density commensurate with the surrounding townscape (particularly for apartment proposals)

6 - Establish a sensitive transition with the wider landscape where a new settlement edge is created

7 - Use sustainable drainage systems and water management, through water catchments and green spaces to avoid increasing surface water run-off into watercourses to alleviate flooding and improve water quality

Where appropriate developers should demonstrate how they have addressed their criteria through the use of masterplans, design coding and design briefs for specific sites. In appropriate circumstances planning conditions may be placed on planning applications to ensure that any design codes and planning briefs are respected as part of the development concerned.

Policy D2 – Non-residential Development

6.14. This policy seeks to ensure high quality design for all non-residential development. Often non-residential developments can have a greater impact on the character and appearance of a settlement as they are more likely to be built within town centres or at key gateways. Health centres, leisure centres, schools and supermarkets are a few examples of non-residential developments which are often large buildings situated in prominent locations easy for users to access. They therefore offer the opportunity to introduce high quality design which makes a key contribution to the built form.



Non-residential scheme, Church Street

Policy D2 – Non-residential Development

Applications for non-residential development should demonstrate that they meet the following criteria, where appropriate;

- 1 - A sensitively designed scheme and layout which forms a positive relationship with the immediate and wider environment and traditional street grid pattern**
- 2 - Design should be contextually responsive but should not exclude innovative and contemporary styles**
- 3 - The proposal will have no significant detrimental impact on residential amenities in the immediate locality**
- 4 - Landscape Plans must present and adhere to a materials palette reflecting the local vernacular**
- 5 - Parking provision within new proposals should be proportionate to the scale and function of development in accordance with guidance in policy T3 and well designed so as to not dominate the development or the street scene**
- 6 - The inclusion of Sustainable Urban Drainage systems will be strongly supported**

Designs which promote low carbon / carbon neutral buildings and decentralisation of energy production will be supported, subject to ensuring they do not appear incongruous or visually prominent within the wider landscape.

This should not preclude high quality innovative design. Where appropriate community buildings should be subject to a design review.

Policy D3 – Space between buildings

6.15. Policy D3 seeks to make public areas (public realm) within the Uttoxeter more attractive, visible and viable through delivery of public realm improvements. The aim is to create spaces in which people want to spend time, visit and invest. The Neighbourhood Plan seeks these improvements by promoting awareness of the value of heritage assets, collections of buildings and the sensitive nature of the Conservation Area in addition to careful choice of materials and colours. Components of the town planned in the 1200's and medieval plot boundaries are still legible and are a crucial element in preservation of the town's historic character. Finally this policy focuses on two key assets to the town; the train and bus stations. The policy seeks to protect and aesthetically enhance these to make the areas more pleasant for waiting and a more attractive gateway to the town for visitors.



Public space at Market Place

Policy D3 – Space between buildings

Appropriate contributions will be sought from developments to establish a high quality environment within streets and public spaces. Applications which offer high standards of public realm design as part of residential, and town centre developments – specifically on the key sites identified in policy TC2 - will be strongly supported, subject to meeting the other policies of this Plan and the Local Plan. Schemes should ensure routes and spaces are well lit and subject to passive surveillance. Applications must provide a materials palette consistent with that found in the Uttoxeter vernacular.

Applications which propose improvement to the Public Realm within the Conservation Area and town centre will be strongly supported where they comply with the following criteria:

- 1 - Be of the highest quality and design in order to minimise impact on the Conservation Area and collective value of buildings**
- 2 - Preserve and enhance the historic and traditional character of Uttoxeter**
- 3 - Consider materials and colours to complement and enhance the character of the town**
- 4 - Seek to enhance the visual quality of the existing bus and train station whilst maintaining its usability**
- 5 - Large key brownfield sites located within and adjacent to the town centre should optimise their contribution to, and enhancement of, the public realm of Uttoxeter**
- 6 - Applicants should demonstrate consideration of 'Streets for All: West Midlands' (Historic England and Department for Transport)**

Policy D4 – Heritage Assets

6.16. Uttoxeter is home to a large number of heritage assets, including listed and unlisted buildings and structures. The town benefits from high quality architecture both in individual buildings, many of which are listed, and the collective value of buildings, for example along the High Street. The entirety of the primary and secondary shopping areas lies within the Conservation Area. This policy highlights how important are these heritage features and designations, to the setting and character of the town, and seeks to ensure that new development takes account of, and provides for, their protection and enhancement. Applicants must take into account the findings of the Uttoxeter Historic Character Assessment which forms part of the Staffordshire Extensive Urban Survey undertaken by Staffordshire County Council. In addition, lack of current evidence of sub-surface archaeology must not be taken as proof of absence.



Memorial at Market Place

Policy D4 – Heritage Assets

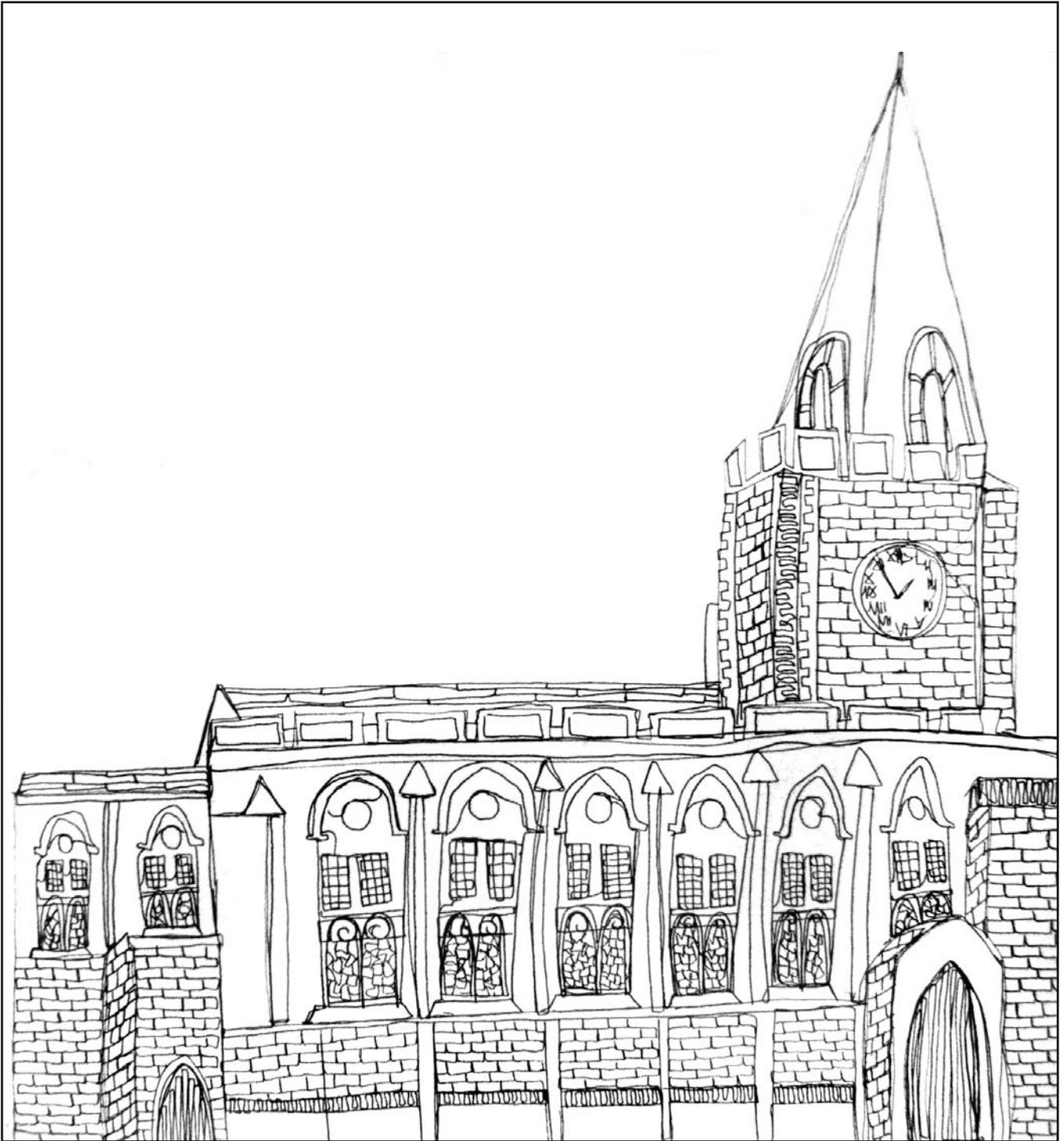
All new development must take account of its impact on heritage assets across the Neighbourhood Plan Area – both designated and non-designated – seeking to protect and enhance them.

Schemes which ensure that heritage assets and buildings remain in active and viable use and are maintained will be supported.

Applications which seek to bring existing heritage assets back into use in a manner sensitive to their heritage value will be strongly supported. Applications which negatively impact the collective value of buildings within the Conservation Area, including the historic urban plots and grid patterns will not be supported.

Where the Historic Environment Record highlights a heritage asset, schemes should demonstrate consideration of findings within the Staffordshire County Council's Historic Character Assessment. Schemes within the highest value Historic Urban Character Areas (HUCA 2, 5, 8 and 10) should demonstrate how they propose to protect and enhance the town's most important medieval and historical components.

All new development must take account of known surface and sub-surface archaeology, and ensure unknown and potentially significant deposits are identified and appropriately considered during development.



St Mary's Church, Church Street (Ella Kasperowicz)

■ iii - Business & Economic Policies

6.17. 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, including the Fox's biscuit factory, Tyrrells crisps, Uttoxeter Racecourse and links with the JCB World Headquarters and Alton Towers. The Neighbourhood Plan seeks to celebrate and support these industries whilst providing opportunities for new businesses to start and grow.

Policy B1 – Unallocated Employment Land

6.18. Policy B1 seeks to protect existing smaller and unallocated employment sites within the town by resisting their change of use to residential and storage and distribution uses which, other than during their initial construction, employ nil, or very few people in the long term. This policy also seeks to promote the use of brownfield sites for employment uses within, or in close proximity to, the town centre. Employment uses can include a wide range of activities including industrial, tourism and retail uses. This will affect their focus within or near the town centre, enhancing the offer and vibrancy of Uttoxeter's core.

Policy B1 – Employment Land

Existing Employment Land:

For land currently in employment use (including offices, retail and other commercial uses) changes of use will be permitted to other employment uses insofar as planning permission is required. The partial use of land in employment use for residential purposes will only be permitted if it is necessary to enable the development or change of use of the site to an employment use, and should not normally occupy the majority of the site.

Using Brownfield Land:

Applications for employment uses on brownfield sites within or adjacent to the town centre, and those within easy access of the A50, will be supported subject to ensuring the amenity of neighbouring uses is protected and in compliance with development plan policies. Storage and distribution uses will not be supported within and adjacent to the town centre.



Existing employment land uses in the town centre



Potential brownfield site, Cockstubbles

Policy B2 – Supporting Business Start-ups

6.19. The vibrancy and vitality that small and start-up businesses bring to the town is valued by the Neighbourhood Plan. Policy B2 encourages these small and independent businesses by supporting applications for units and premises which suit them, including flexible units which can be altered to meet the floor-space requirements of occupants.

Policy B2 –

Supporting Business Start-Ups

Applications for small-scale business space suitable for start-ups will be supported. Support will also be given to the development of flexible units which can be altered to meet the needs of new and small businesses.

Retail (A1), financial and professional services (A2), food and drink (A3) drinking establishment (A4) and business and office (B1) uses which encourage a diverse and vibrant town centre will be supported, where they comply with other Neighbourhood Plan policies.

Planning applications which support new and existing businesses or look to attract more people into the town in the evening will be encouraged.



Small business on Bridge Street



The Maltings, currently containing small units

Policy B3 – Skills and Training

6.20. This policy seeks to enhance the adult and vocational training opportunities within the town. In particular, night school facilities to enable residents to enhance their skills are encouraged. A key requirement however, is that these facilities are easily accessible for all, via public and sustainable transport modes, including those with disabilities.

Policy B3 – Skills and Training

Applications for adult education and training facilities will be supported particularly where they offer vocational and night- school courses. Applications must demonstrate how they contribute towards the accessibility goals of the Neighbourhood Plan by providing cycle storage, linkages to public transport modes, new and improved footpath and cycle routes and by ensuring all facilities are fully accessible for all.

Policy B4 – Overnight Accommodation

6.21. Uttoxeter suffers from insufficient capacity for tourists to stay overnight in the town. This policy seeks to encourage applications for new overnight accommodation to support and enhance the tourist offer within the town - for example, hotels and bed and breakfasts. The relationship between new overnight accommodation, key tourist locations and public transport links is considered key to the success of the town as a tourist and business destination.

Policy B4 – Overnight Accommodation

Applications for overnight accommodation within the town centre or in association with the Uttoxeter Racecourse will be supported. Schemes located outside the town centre but on key bus routes, footpath links or within close proximity to the railway or bus station will also be supported.

■ iv - Transport Policies

6.22. The Uttoxeter Neighbourhood Plan seeks to improve movement between destinations in the town and beyond, via all modes of transport; walking, cycling, public transport and cars.

6.23. Uttoxeter benefits from a railway station, bus services and a walkable town centre, but there is a heavy reliance on privately owned cars due in part to infrequent public transport services. The ability to access facilities within the town and the ease with which residents can travel around is central to promoting sustainable development and community wellbeing.

6.24. 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.

Policy T1 – Sustainable transport

6.25. Safe walkable communities will be encouraged by the neighbourhood plan. All new development in Uttoxeter should account for its impact on the wider highway network and through appropriate design decisions provide safer streets. New development may contribute to the provision of road safety schemes that have the effect of reducing speeds through residential areas and provide cycle lanes and safer facilities for pedestrians. This policy seeks to promote environmental sustainability, reduce congestion and vehicle emissions and improve road safety, and supports the sustainable transport policies in the East Staffordshire Local Plan.

Policy T1 – Sustainable Transport

All applications, regardless of scale, should consider their wider impact on traffic and road safety.

All new developments, excluding householder applications, should seek to encourage a modal shift (or transition) by integrating into existing walking/cycling links and bus routes and provision of bike storage.

Policy T2 – Links to the town centre

6.26. Enhancements to major walking and cycling routes to the town centre and through the town will be encouraged, using development contributions to prioritise the four listed routes in particular. The Neighbourhood Plan seeks to link effectively any new housing development to existing infrastructure without the necessity to use the car.

Policy T2 – Links to the Town Centre

New development, where appropriate, should contribute towards the provision and enhancement (including servicing and lighting) of pedestrian and cycle links to the wider town and to routes identified under Policy E3 (Green Links).

Improvements to the following existing key walking and cycling routes will be supported:

- 1 - Dovefields Retail Park to town centre;**
- 2 - Uttoxeter Racecourse and railway station to town centre;**
- 3 - Areas of Uttoxeter to the south of the railway line; and,**
- 4 - Routes between development sites and the town centre.**

Schemes which contribute towards the aims of the Staffordshire County Council Rights of Way Improvement Plan will be supported.

Policy T3 – Parking standards

6.27. New development proposals for Uttoxeter should address its impact on the wider highway network. Clear standards for the provision of car parking expected for each new housing unit establishes what is considered appropriate in order to avoid any worsening of the existing situation and ideally secure alleviation of the problems caused for local residents and visitors.

Policy T3 – Parking Standards

Proposals for new residential development in Uttoxeter (including new build, replacement dwellings and conversions to flats or houses in multiple occupancy) will be required to demonstrate that the development will provide the necessary car parking to the Borough Council's standards in operation at that time.

Where new development of any type will result in increased demand for car parking spaces, applications should demonstrate how this demand will be met, either by providing satisfactory evidence that there is sufficient on-street capacity to accommodate the additional parking required or providing off-street parking spaces.

Where appropriate, new residences of three or more beds should be allocated two parking spaces and residences of less than three bedrooms should each have one space, excluding affordable housing and schemes above shops.

New development that provides additional car parking for visitors to Uttoxeter town centre will be supported.



The Maltings car park



Parking on the pavement on Smithfield Road

**Policy T4 –
Traffic and the town centre**

6.28. Routing strategies that promote alternative routes for heavy commercial vehicles avoiding the town centre and other inappropriate routes, will be encouraged by the Neighbourhood Plan in parallel with approvals for new development.

6.29. In particular, a suitably rated new road providing access through the allocated sustainable urban extension to link Bramshall Road with the A50, to relieve traffic from the town centre, would be encouraged in conjunction with town centre traffic calming and weight restriction orders.

Policy T4 – Traffic and the Town Centre

All major applications should take account of the consequent traffic impact on the town centre. Where appropriate major planning applications should be designed to reduce and manage journeys and reduce environmental and road safety impacts.

Applications that are likely to generate heavy commercial vehicle movements will only be supported if they commit to a routing strategy that avoids the town centre. Applications that through their location or design are able to help reduce the number of heavy commercial vehicles through the town centre will also be supported.



Town Meadows Way



Market Place

Policy T5 – Railway Station

6.30. Station improvements form part of an aspiration to promote commuter services to and from Uttoxeter by rail, seeking to increase capacity and hours of service, including evening and late night weekday and Sunday services. Investment from new development should be used to support public transport improvements from Community Infrastructure Levy and/or S106 agreements. Money derived from these agreements should also be used to improve both passenger shelters and enhance the walkway between the platforms. Particular support will be given to proposals at the station that would result in better provision for passengers, new public conveniences and other similar proposals that will help to create an attractive gateway to the town.

6.31. Walking and cycle links to the station from the town centre and other parts of the town need to be developed to make sustainable transport alternatives viable for commuters and other public transport users.

Policy T5 – Railway Station

Proposals for enhancements to Uttoxeter railway station will be supported. Adjacent developments should seek to respect and safeguard the railway station in a manner that will improve its accessibility to the rest of the town, including improved walking routes.

Policy T6 – Electronic communication

6.32. It is important to achieve a reduction in vehicle journeys as part of a sustainable transport strategy for the town, and the use of new technology can be used to help achieve this goal by providing viable work from home, shared meeting space and remote meeting opportunities.

Policy T6 – Electronic Communication

The development of electronic communication (such as free or low cost hi-speed wireless broadband internet) that would reduce the need to travel to conduct business will be supported.



Exploring traffic solutions for the town centre, Carter Street

■ v - Leisure & Recreation Policies

6.33. 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 the following set of policies.

Policy L1 – The Racecourse

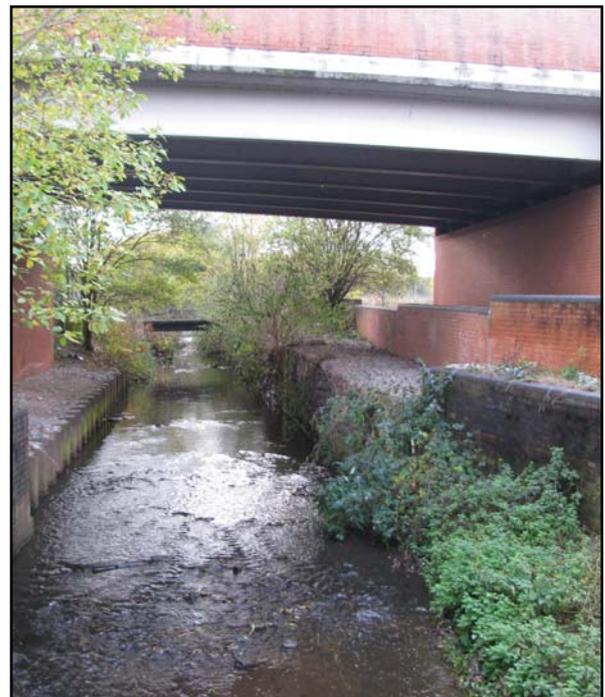
6.34. The Neighbourhood Plan considers the Uttoxeter Racecourse to be a key asset to the town in attracting many visitors. The Neighbourhood Plan seeks to improve the relationship and ease of movement between the facilities at the Racecourse and the town centre. Furthermore, the retention of the facility through diversification of the activities and services on site is supported.

Policy L1 – The Uttoxeter Racecourse

Applications for diversification of uses at the Racecourse linked to its role as a tourist, community, leisure and recreation and business facility, will be supported subject to compliance with other relevant policies within the Plan. Proposals which protect and enhance public transport and pedestrian and cycle links between the Uttoxeter Racecourse and town centre will be supported, particularly where proposed developments encourage public use through appropriate signage, good surfaces, attractive planting and the provision of facilities such as bike stores, in accordance with other policies in the development plan, particularly regarding amenity.



One of many popular Racecourse events



The route between the town centre and Racecourse

Policy L2 – Local Green Spaces

6.35. This policy designates a number of Local Green Spaces which meet criteria set out within paragraph 77 of the National Planning Policy Framework (NPPF). In line with the requirements in the NPPF these Local Green Spaces are; reasonable proximity to the community they serve; demonstrably special and holding particular significance to the local community; local in character and not simply an extensive tract of land.

6.36. Policy L2 identifies a series of 24 local green spaces in the town. Each of these spaces has been assessed against the NPPF criteria, and the results of this exercise are set out in the Technical Baseline. The policy ensures that the spaces will be protected from inappropriate development and which would detract from their functions as green spaces. However, given the range of sites and their different uses a degree of flexibility is introduced in the second part of the policy for educational, recreation and leisure uses. Nevertheless, any development that may be proposed will be expected to retain the overall openness of the local green space concerned.

Policy L2 – Local Green Spaces

The following areas and as shown on the Proposals Map are designated as Local Green Spaces due to their special character, significance and community value. The sites will be protected from development that would be inappropriate to their designation as local green spaces. Sensitive proposals for educational, recreation and leisure uses will be supported where they contribute towards the use and effectiveness of the local green space concerned and where its overall open aspect is retained.

- 1 - Davies Drive Park
- 2 - Kimberley Drive Park
- 3 - Hill Close open space
- 4 - Hamilton Avenue Play Area
- 5 - Redfern Road Park
- 6 - Princess Road Park
- 7 - Howitt Crescent Play Area
- 8 - Park Avenue Allotments
- 9 - Playing Fields, off The Dove Way
- 10 - Harvey Place open space
- 11 - The Wharf Recreation Ground, Pennycroft Lane
- 12 - Holly Road Park
- 13 - Millfield Victory Allotments, Heath Road
- 14 - Alexandra Crescent Allotments
- 15 - Oldfields Sports Ground
- 16 - Land at Mount Pleasant
- 17 - Land to south of Bramshall Road
- 18 - Bramshall Road Park
- 19 - Picknall Brook Valley Walk
- 20 - Cemetery, Hockley Road
- 21 - Westlands Road Allotments
- 22 - Hazelwalls Community Park
- 23 - Victoria Allotments, Leighton Road
- 24 - St Mary's Church Land

Policy L3 – Public Open Space

6.37. The provision of public open space is crucial in contributing towards a good quality of life for new and existing residents. When new developments of small to medium size come forward it is sufficient for them to make a contribution towards the improvement of local public open spaces which will be used by occupants. Larger schemes providing upwards of 10 units will however be required to make some on-site provision. This can be in a variety of forms, as outlined within the policy, depending upon which is considered most appropriate or needed within the locality.

Policy L3 – Public Open Space

The loss of sports and playing pitches within Uttoxeter, particularly the facilities at Oldfields Sports Club, Springfield Road, will not be supported.

The provision of new public open space as part of large residential developments will be supported. These public open spaces should be new allotments, parks and play spaces and playing pitches. Other recreational facilities such as trim trails and other forms of social space will also be supported.

Residential schemes of 10 dwellings or fewer should make contributions to off-site public open space serving the location in which development takes place. Schemes of 11 dwellings or more should provide public open space on site in proportion to the number of new residents generated and in line with the amount and type specified in East Staffordshire Borough Council's Open Space Supplementary Planning Document.

Policy L4 – Cultural Activities

6.38. Uttoxeter aspires to enhance its tourism and the quality of life for residents through encouraging a greater social and cultural offer in the town. This policy seeks to cluster these uses within and in close proximity to the town centre to encourage a vibrant core to the town. Temporary uses such as markets, pop-up shops and stalls are encouraged in this policy.

Policy L4 – Cultural Activities

Social and cultural uses within or adjacent to the town centre, which encourage tourism and vibrant temporary community uses, will be supported subject to compliance with relevant development plan policies.

■ vi - Environment Policies

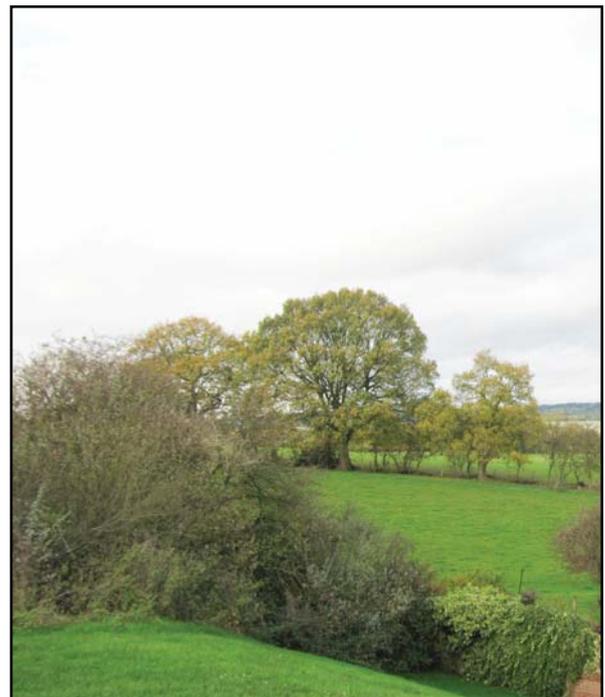
6.39. The policies within this section deal with environmental assets within Uttoxeter. The policies seek to retain and establish a network of green spaces and corridors (such as hedgerows and trees), protect the landscape setting of the town and encourage residents to utilise paths and through-route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

Policy E1 – Uttoxeter’s Network of Green Infrastructure

6.40. Policy E1 identifies the key components of a green infrastructure network as being hedgerows, trees, historic field patterns and green spaces. The policy then seeks to protect this network but also enhance it through seeking schemes which link and reinforce the linkages between separate elements of the network. It also makes clear the positive contribution which such features can make to new and existing developments. Schemes which re-naturalise the Picknall Brook through Bramshall Park will be supported due to the ecological and flood risk benefits in addition to aesthetic and visitor interaction within the park.

Policy E1 – Uttoxeter’s Network of Green Infrastructure

The Neighbourhood Plan seeks to establish a network of green infrastructure, including existing trees, hedgerows, historic field patterns, the Strategic Green Gap and other such assets across the town linking the landscape setting with the urban area. Applications which retain and enhance such features and take the opportunity to re-introduce them into key sites, will be supported. Schemes which seek to establish lines of trees or hedgerows to contribute to this network within the urban street scene will also be supported.



Trees and hedgerows form a key part of this network

Policy E2 – Landscape and Setting

6.41. The river valley forms of the Picknall Brook, River Tean and River Dove are identified as sensitive landscapes within the Staffordshire County Council 'Planning for Landscape Change' Supplementary Planning Guidance, as valuable to the setting of the town. Their contribution to the town is strongly valued by the community and linked closely to its economic and social success. Of particular significance within the town is the contribution of the Picknall Valley in its quality, linkage with the town centre and value as a community resource. In a recent petition, over 3000 Uttoxeter residents expressed how highly they valued this part of the town and wished to see it protected from loss. The Neighbourhood Plan therefore strongly resists any development which would damage this valuable asset.

6.42. This policy does however seek to protect all three of Uttoxeter's river valleys through resisting development which leads to their fragmentation or loss in addition to ensuring schemes for renewable energy sources, such as solar farms, are situated in the least sensitive locations.

Policy E2 – Landscape and Setting

New development should protect and where appropriate enhance the landscape setting of the town, and with a particular emphasis on the Picknall, Tean and Dove valleys.

Planning applications that would result in the loss or fragmentation of this setting will not be supported. Planning applications that sensitively manage flood risk issues will be supported. All planning applications should demonstrate the extent to which they have respected and reinforced historic landscapes in general, and field patterns in particular.

Leisure and recreational uses will be supported in the Picknall, Tean and Dove valleys where the overall landscape setting of the town would be unaffected and where long term maintenance strategies are proposed to maintain the landscape setting concerned.

Schemes which propose renewable energy generation on a scale which will visually impact the landscape setting of the town should demonstrate that they do not impact key views across the town nor conflict with the aims of the most up-to-date Staffordshire County Council guidance on landscape setting and protection.

Policy E3 – Green links

6.43. The Green Links policy identifies five routes which link the town with the wider countryside and seeks their protection and enhancement. The majority of these routes are formally identified by the Definitive Rights of Way Map produced by Staffordshire County Council. These routes have been identified as part of the Neighbourhood Plan's aim of improving links between the town centre and proposed new developments, sports, leisure and educational hubs, and improving access out into the surrounding landscape. The Neighbourhood Plan aspires to better link up these key locations to create Green Links to provide improved coverage of the town. This policy also protects non-identified public rights of way and permissible routes and asserts that they also make an important contribution to the walkability of the town and should be valued and protected.

Policy E3 –Green Links

The Neighbourhood Plan seeks the protection and enhancement of key green routes as identified on the Proposals Map. These routes make an important contribution to the linkages between the town, key facilities and the wider countryside which surrounds Uttoxeter. Where appropriate, these routes should be improved through investment in lighting, surfacing suitable for all route users, establishment of trees and hedges to define the route and appropriate bins and benches.

The following links have been identified for protection and enhancement, through developer contributions: see Proposals Map:

1 - Uttoxeter Town Routes 18 and 17 - linking Stone Road to Hockley Bridge

2 - Uttoxeter Town Route 16 - linking Hockley Bridge south to Longclose Farm

3 - Uttoxeter Town Routes 14 and 15 - linking Balance Hill to Knightsfield Farm

4 - Uttoxeter Town Route 32 - linking Uttoxeter Town 14 through Pinfold Street north to Uttoxeter Quarry

5 - The Staffordshire Way (Uttoxeter Town Routes 40, 5, 4, 3) - linking Uttoxeter Quarry around the eastern side of the town, to the Racecourse

Planning applications that would result in the loss of existing public rights of way and permissible routes which provide access into the town centre and wider landscape, will not be supported.

Planning applications which seek to enhance and retain routes not identified within this policy will also be supported.

■vii - Housing Policies

6.44. The Neighbourhood Plan has been prepared within the context set by the now-adopted East Staffordshire Local Plan. The Local Plan has allocated strategic housing sites in the town and these have been acknowledged as this Plan has been developed. The various sites are shown on Map 2 on page 9. 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.

**Policy H1 –
Housing on windfall sites**

6.45. House building on previously used land is normally preferable to development on greenfield land. However, the Neighbourhood Plan would not support housing or mixed use development on brownfield land if it results in losing sites that are used to generate employment or other amenity for the local economy or community.

Policy H1 – Housing on Windfall Sites

Planning applications for housing on windfall sites outside and immediately adjacent to the Town Centre as shown on the Proposals Map will be supported. Planning applications of this nature that are on previously-developed land will be particularly supported.

In the event that the proposed application would result in the loss of employment land in conflict with Policy B1, the scheme must demonstrate why there is no viable long-term use for employment and must also provide increased amenity. In these circumstances the redevelopment of employment land for mixed use development, including shops, offices or small workshops will be supported.

**Policy H2 –
Housing mix and standards**

6.46. A broad range of dwelling types and tenures is normally considered to result in the most successful communities in suburban areas. High-density apartment developments are usually more suitable for the town centre.

6.47. Policy H2 sets out to ensure that housing is accessible and flexible for all users and occupants. The Plan area has an ageing population and developers should address the recommendations of the Housing Our Ageing Population (HAPPI) report in designing residential communities.

6.48. In April 2016 the Borough Council adopted its Housing Choices Supplementary Planning Document. It provides advice on the Council's approach to creating and maintaining sustainable and inclusive mixed communities including affordable, market and specialised housing. This document is a material consideration in the determination of planning applications for housing development in the town. Developers will be expected to reflect its contents in the preparation of detailed proposals.

Policy H2 – Housing Mix and Standards

In order to secure a sustainable and mixed community, outside the town centre, each development site of greater than ten houses should provide a mix of dwelling types, including bungalows, executive housing and starter homes, and a range of tenures, including affordable housing provision in line with the East Staffordshire Local Plan.

Within the town centre higher density residential schemes, such as apartment blocks and smaller dwellings (including accommodation for the elderly) would be supported if the scale and mass of the buildings fits with their surroundings.

Affordable housing should be in accordance with the East Staffordshire Local Plan policy.

All new residential development should demonstrate how it will be suitable, flexible and accessible for all users and occupants.

■ viii - Community Policies

6.49. Uttoxeter contains a number of key local community resources and services including village halls, religious buildings, health and education facilities. The Neighbourhood Plan 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 childcare facilities, encouraging smaller new businesses to start in people's homes.

Policy C1 – Community Hubs

6.50. This policy identifies a number of Community Hubs which the Neighbourhood Plan will protect from loss. This policy also supports the diversification of such facilities thus enhancing their role as 'hubs' for community activities. This policy also seeks to make provision for the expansion of the cemetery which is nearing capacity. The town benefits from a variety of religious buildings and public houses. In their different ways they contribute towards the provision of community facilities in the town. Whilst they are not individually identified as Community Hubs in policy C1 they are nevertheless protected within the wider context of the policy approach adopted.

Policy C1 – Community Hubs

The following schedule of community facilities are identified as Community Hubs. Planning applications that would result in their loss will not be supported.

- 1 - Wilfred House, Carter Street.**
- 2 - Redfern Cottage, Carter Street.**
- 3 - Uttoxeter Town Hall, High Street.**
- 4 - The Heath Community Centre, Holly Road.**
- 5 - Thomas Alleyne's School**
- 6 - St Josephs RC Primary School**
- 7 - Oldfields Hall Middle School**
- 8 - Windsor Park C of E Middle School**
- 9 - Cemetery, Hockley Road**

Applications which contribute towards the retention, enhancement and diversification of the community hubs will be supported subject to compliance with other relevant plan policies. Planning applications that would result in the loss of religious buildings and public houses will not be supported

Applications for the expansion of the cemetery will be supported.

Policy C2 – Health Provision

6.51. Policy C2 requires healthcare provision in the town to be provided for and / or enhanced, in order to meet the demand resulting from housing allocations within the East Staffordshire Borough Local Plan. The Neighbourhood Plan however, also seeks preventative health measures which focus on improving the quality of life and health of new and existing residents through provision of sports facilities, open space and pleasant walking and cycling routes linking housing with key services and the town centre.

Policy C2 – Health Provision

Where appropriate, contributions for primary healthcare infrastructure will be sought to meet housing and employment growth. The Neighbourhood Plan will support applications for development which demonstrably seek to improve health through play and sports space, high quality and attractive walking and cycle links suitable for all users, subject to compliance with other Plan policies.



Balance Street Health Centre

Policy C3 – Education and Childcare Provision

6.52. The Neighbourhood Plan aims to ensure sufficient education and childcare facilities are provided as part of the East Staffordshire Borough Council's large housing allocations (Sustainable Urban Extensions). The policy seeks to ensure that such facilities are easily accessible to the community they serve and are near to good public transport links. The Plan also requires that new education and childcare facilities do not compromise in the quality of their design and aesthetic contribution to the town. Finally, the policy supports and encourages small scale childcare facilities within homes with the intention of ensuring there is sufficient childcare available for Uttoxeter residents.

Policy C3 – Education and Childcare Provision

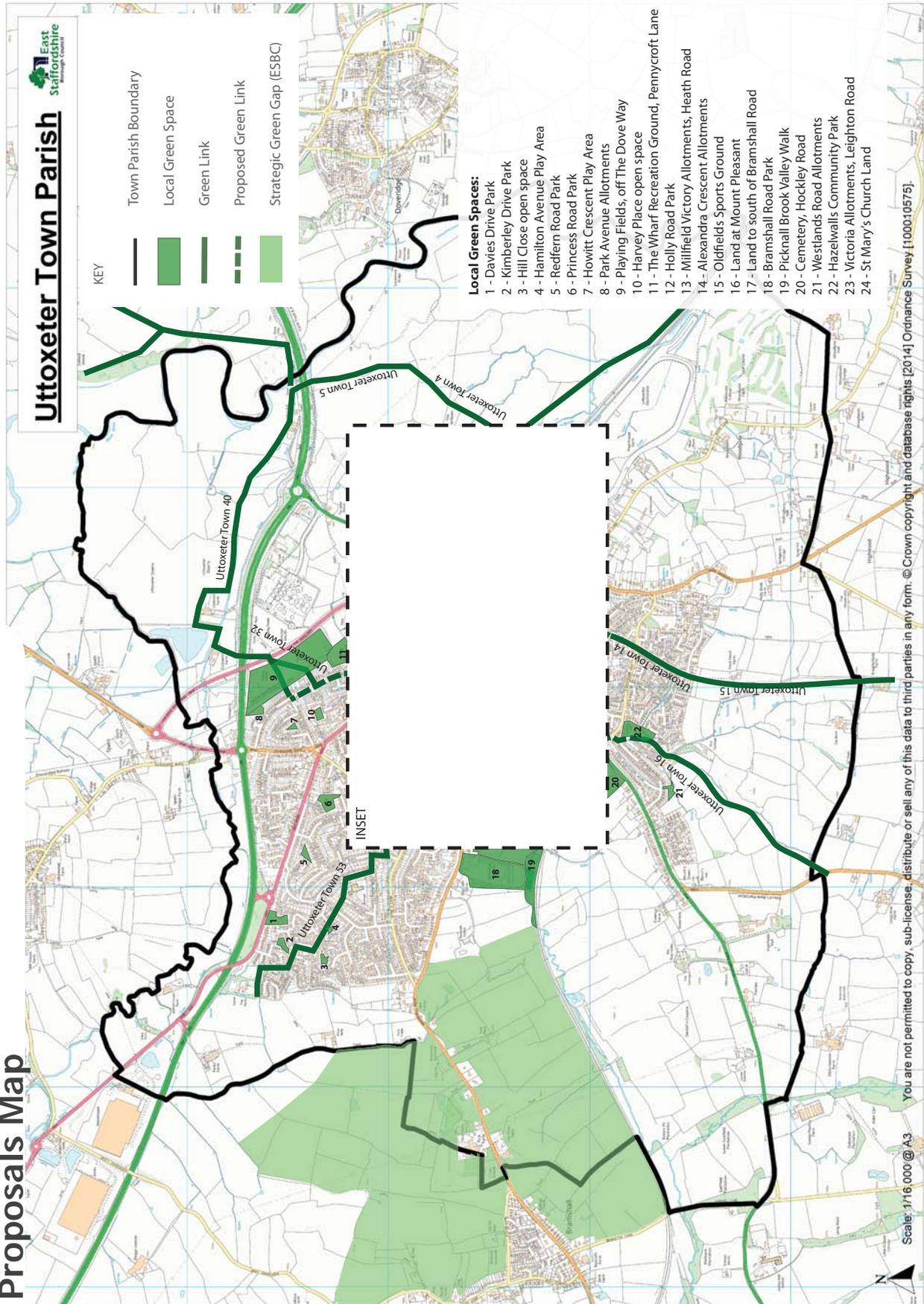
Within sustainable urban extensions the provision of education and childcare facilities will be supported where they meet an identified need. New sites for such facilities will be supported where they are located in close proximity to the community these serve or accessible via good public transport or footpath / cycle links.

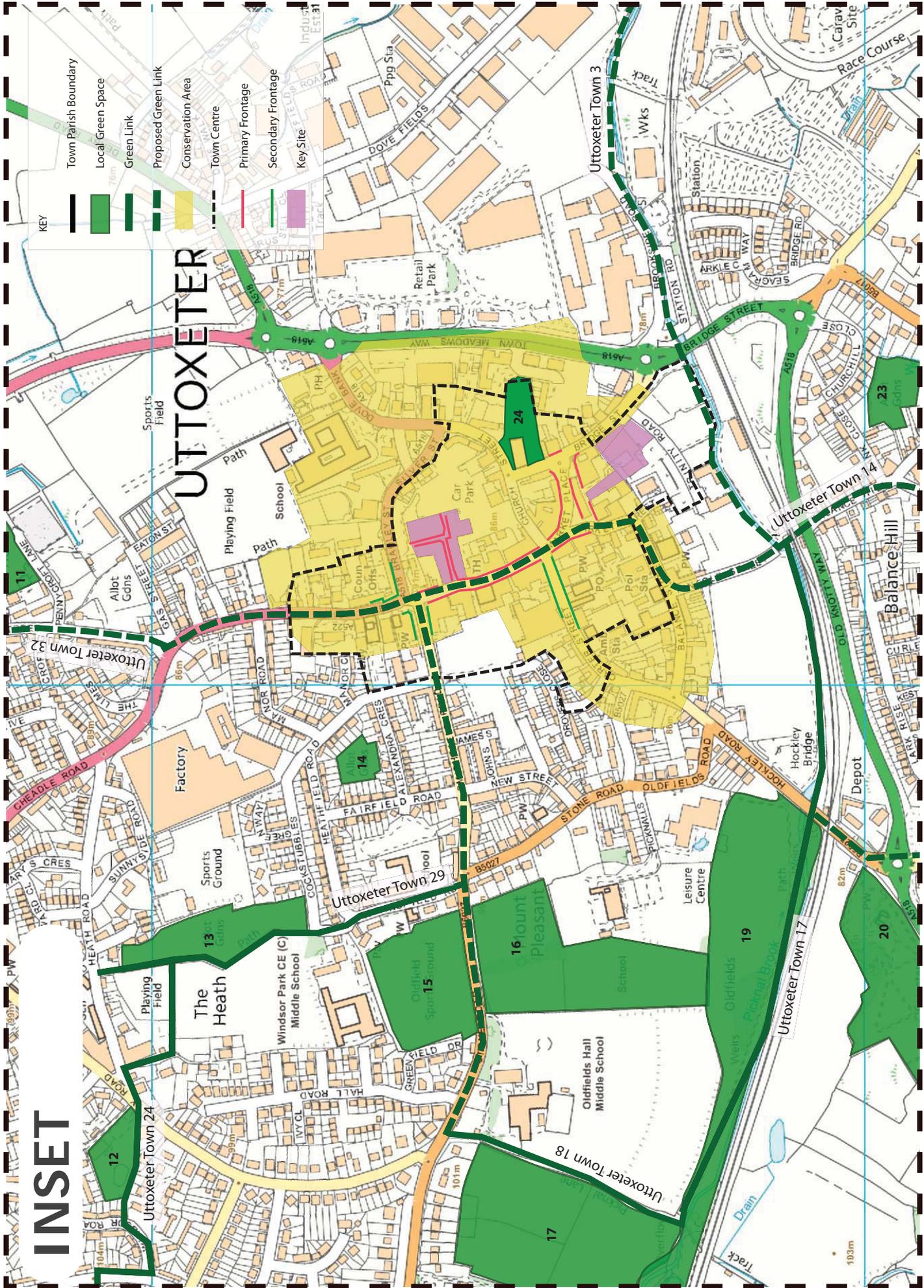
Applications for educational facilities should demonstrate high quality design and should comply with Neighbourhood Plan transport policies. Schemes which propose the expansion or improvement of existing school sites will be supported subject to compliance with other relevant Neighbourhood Plan policies.

Where planning permission is required, the Neighbourhood Plan supports small scale childcare and educational facilities in private dwellings subject to the proposals having no unacceptable impact on the residential amenities of other dwellings in the immediate locality, the uses proposed are ancillary to the main dwelling and subject to the transport policies in this Plan.

7 - The Proposals Map

Uttoxeter Neighbourhood Plan Proposals Map





INSET

8 - Monitoring and Review

Monitoring

8.1. The Neighbourhood Plan, once made, will form part of the Development Plan for East Staffordshire Borough Council, and will be subject to the Borough Council's Local Plan Annual Monitoring Report (AMR) regime. The AMR provides many of the monitoring and review mechanisms relevant to Neighbourhood Plan policies, as they sit within the wider Strategic Policies of the Local Plan, including matters of housing and employment delivery.

8.2. Consequently, it is considered that the existing monitoring arrangements for the strategic policies of the Local Plan will be sufficient for most of the Neighbourhood Plan policies.

8.3. It may be necessary to monitor separately a number of other specific indicators which should be conducted in partnership with the Borough Council and the Town Council on a biannual basis. These indicators will establish whether the policies are having the desired outcomes and will highlight policies requiring immediate or timely review to align them with their original purpose.

Review

8.4. The Neighbourhood Plan has been prepared to guide development up to 2031. This is in line with the East Staffordshire Borough Council Local Plan, the document which provides the strategic context for the Neighbourhood Plan. It is unlikely that the Neighbourhood Plan will remain current and completely relevant for the entire Plan period and may, in whole or in part, require some amendments before 2031.

8.5. There are a number of circumstances under which a partial review of the plan may be necessary. These may include revision of the following existing local planning documents or in the event that the monitoring of the policies listed below are not adequately addressing the objectives set for the Plan.

- Revision to the Local Plan or its evidence base
- Revision to National Policy
- If Strategic Sites do not come forward as planned

8.6. In all cases, the Town Council and its partners should consider undertaking a partial review of the Neighbourhood Plan in five to six years from adoption (around 2020-21) and then a full review should be no later than 2025.



The community garden at Uttoxeter Railway Station

8 - Glossary

AMENITY:

Has regard to situation, outlook, access to a water-course, or the like, as a feature which enhances the pleasantness or desirability of an area for purposes of residence, or contribute to the pleasure and enjoyment of the occupants, rather than to their indispensable needs.

BROWNFIELD LAND:

Land that is classed as Brownfield is often known as previously developed land. This means that the land has been used prior to its current or proposed use. In many cases Brownfield land is despoilt, includes existing buildings or hard standing and may be contaminated. National policy guides development to Brownfield sites (see greenfield).

COMMUNITY ASSET:

A building or service which is deemed to be of importance for the community and for the use and benefit of the community.

COMMUNITY INFRASTRUCTURE LEVY:

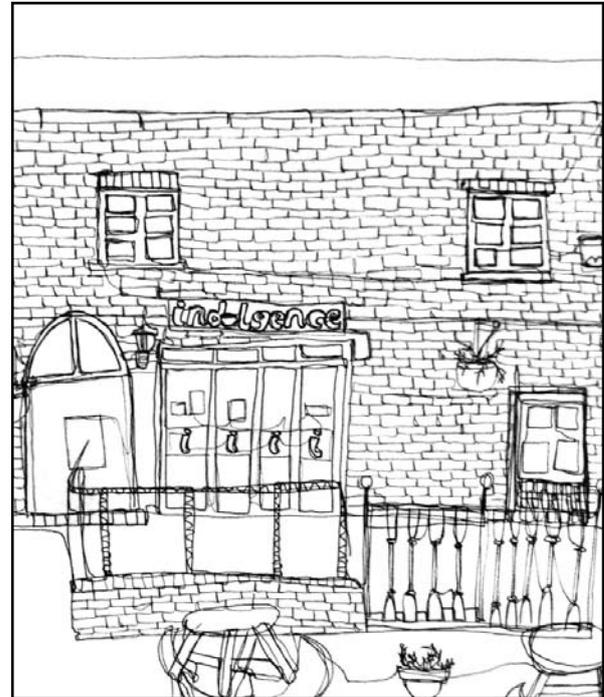
The community infrastructure levy (CIL) is a new levy that Local Authorities can choose to charge on new developments in their area. ESBC have not adopted a CIL charging scheme. The charges are set by ESBC, based on the size and type of the new development. The money raised from the community infrastructure levy can be used to fund infrastructure that the Council, local community and neighbourhoods need.

CONSERVATION AREA:

An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

CONTEXTUALLY RESPONSIVE DESIGN:

Design which takes account of its surrounding settings and existing development.



Indulgence Cafe (Ella Kasperowicz)

DESIGN BRIEFS / DESIGN CODE:

A set of illustrated design rules and requirements, which instruct and advise on the physical development of a site or area.

DESIGN REVIEW:

Design Review is an independent and impartial evaluation process in which a panel of experts on the built environment assess the design of a proposal. The projects that Design Review deals with are usually designed to improve the quality of buildings.

DEVELOPMENT CONTRIBUTION:

Developer contributions are often referred to as Section 106 planning obligations but may not always be so. In many cases, these planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services needed to make proposed developments acceptable in land-use planning terms. Contributions may be made as financial payments or as direct works on or off-site.

DEVELOPMENT PLAN:

This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and compulsory Purchase Act 2004.

EAST STAFFORDSHIRE DESIGN GUIDE:

A Design Guide is intended to encourage applicants for planning permission to consider the things which make an area special in the preparation of their designs. It also gives advice on practical matters which need to be incorporated into the design. ESBC's Design Guide is very comprehensive and was adopted in 2008.

EAST STAFFORDSHIRE LOCAL PLAN:

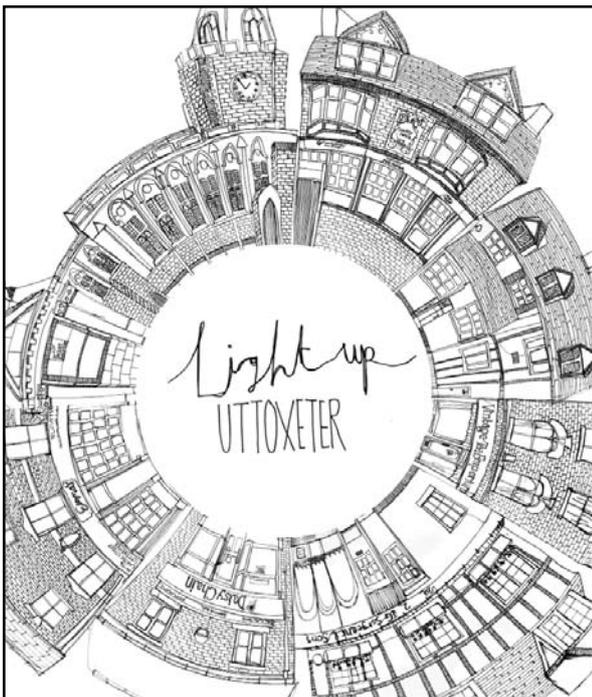
The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole Borough. It is the policy against which development requiring planning consent in local authorities is determined.

FLEXIBLE UNITS GREENFIELD:

Land which has not previously been used for any type of previous use with the exception of agricultural use and forestry. In most cases this refers to 'green' fields at the edge of settlements formerly used as arable or pastoral farming. National policy guides development to previously developed or Brownfield site first before Greenfield will be released for development (see Brownfield).

GREEN AND BLUE INFRASTRUCTURE:

A network of fields, parks, allotments, open spaces and street vegetation which collectively forms a network of green (living) within a town and landscape. Good green infrastructure networks have a mixture of different types of habitat and are well linked by corridors of trees, hedgerows and other linear landscape features. Blue infrastructure refers to similar assets consisting of waterbodies and channels.



Light up Uttoxeter (Ella Kasperowicz) ■

Glossary Policies

HERITAGE ASSET:

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

HIERARCHY OF STREETS:

The distinct and recognizable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.

LANDSCAPE CHARACTER AREA:

The distinct and recognizable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.

LANDSCAPE SCHEME/PLAN:

The manner in which the landscape associated with development is to be treated.

LISTED BUILDING:

Listing marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations. The older a building is, the more likely it is to be listed.

LOCAL PLANNING AUTHORITY:

A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.

LOCAL VERNACULAR:

The traditional building style and use of materials within an area which make it distinctive from other areas.

MASTERPLANS:

A masterplan comprises three dimensional images and text describing how an area will be developed. Its scope can range from strategic planning at a regional scale to small scale groups of buildings. Most commonly, it is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision. It is based upon an understanding of place and it is intended to provide a structured approach to creating a clear and consistent framework for development.

MATERIALS PALETTE:

The traditional and dominant colours and types of materials used in construction within an area.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF):

Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.

NEIGHBOURHOOD PLANS:

A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2014) which sets out specific planning policies for the Parish which are the primary policies for determining planning applications within that parish.

PERMEABILITY:

The extent to which urban forms permit (or restrict) movement of people or vehicles in different directions.

PERMISSIBLE ROUTES:

A permissive path, permitted path or concessionary path is not a public right of way, but a path (which could be for walkers, riders, cyclists, or any combination) whose use is allowed by the landowner, but over which there is no legal right of access.

PUBLIC REALM:

The space between buildings comprising the highways land, footpaths and verges.

SCHEDULED MONUMENT:

Scheduling is the designation evolved specifically for sites of an archaeological character. It is Historic England's oldest form of heritage protection, dating from the 1882 Ancient Monuments Act, when a 'Schedule' of prehistoric sites deserving of state protection was first compiled. Sites from all periods are now eligible.

SECTION 106 AGREEMENT:

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

SUPPLEMENTARY PLANNING DOCUMENT (SPD):

Documents which provide further guidance and advice to help implement some of the borough's current planning policies.

SUSTAINABLE URBAN DRAINAGE SYSTEMS:

A series of processes and design features to drain away surface water in a sustainable manner.

SUSTAINABLE URBAN EXTENSIONS:

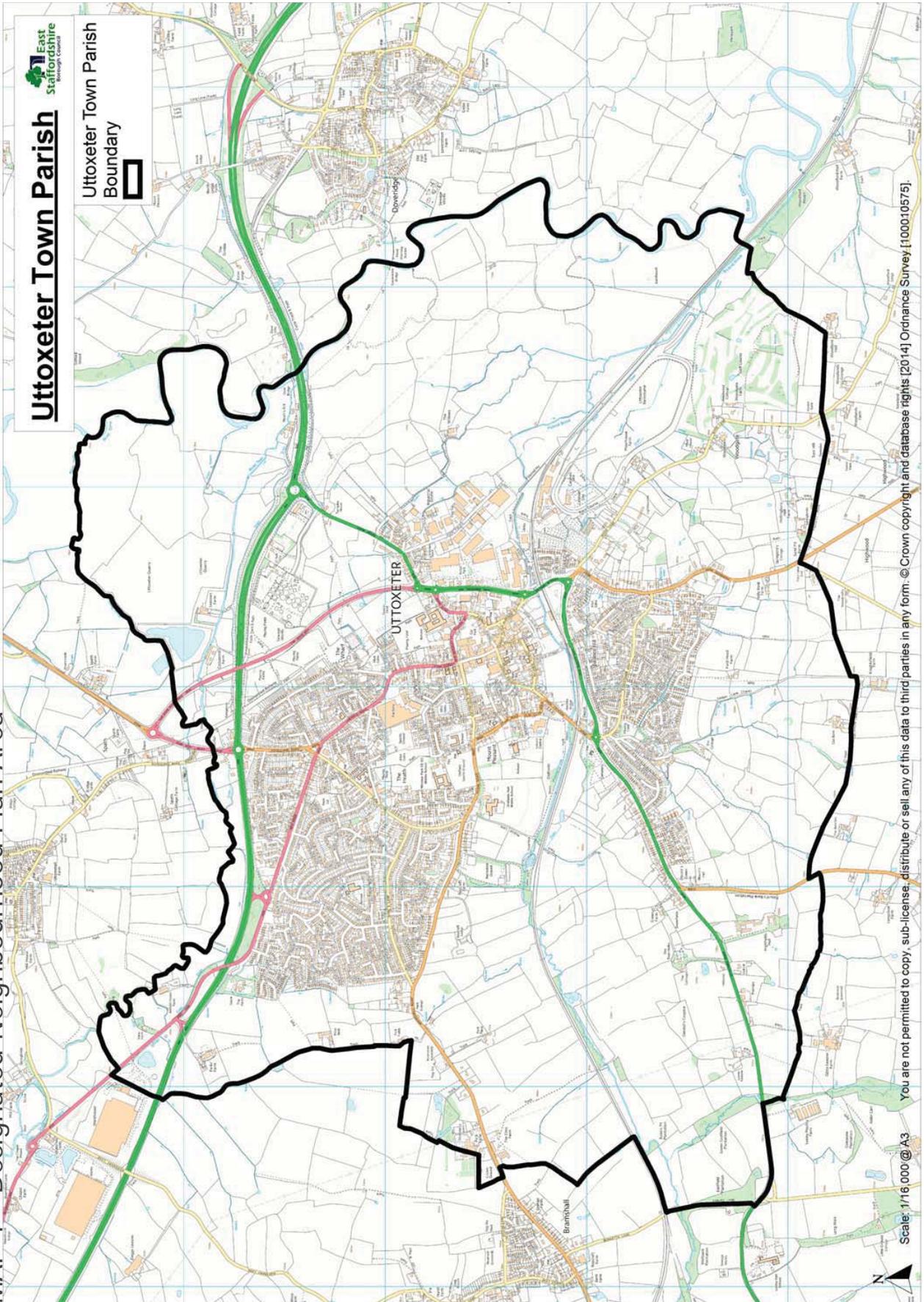
Involves the planned expansion of a city or town and can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities, and when developed at appropriate densities.



Light up Uttoxeter (Ella Kasperowicz)

Appendix

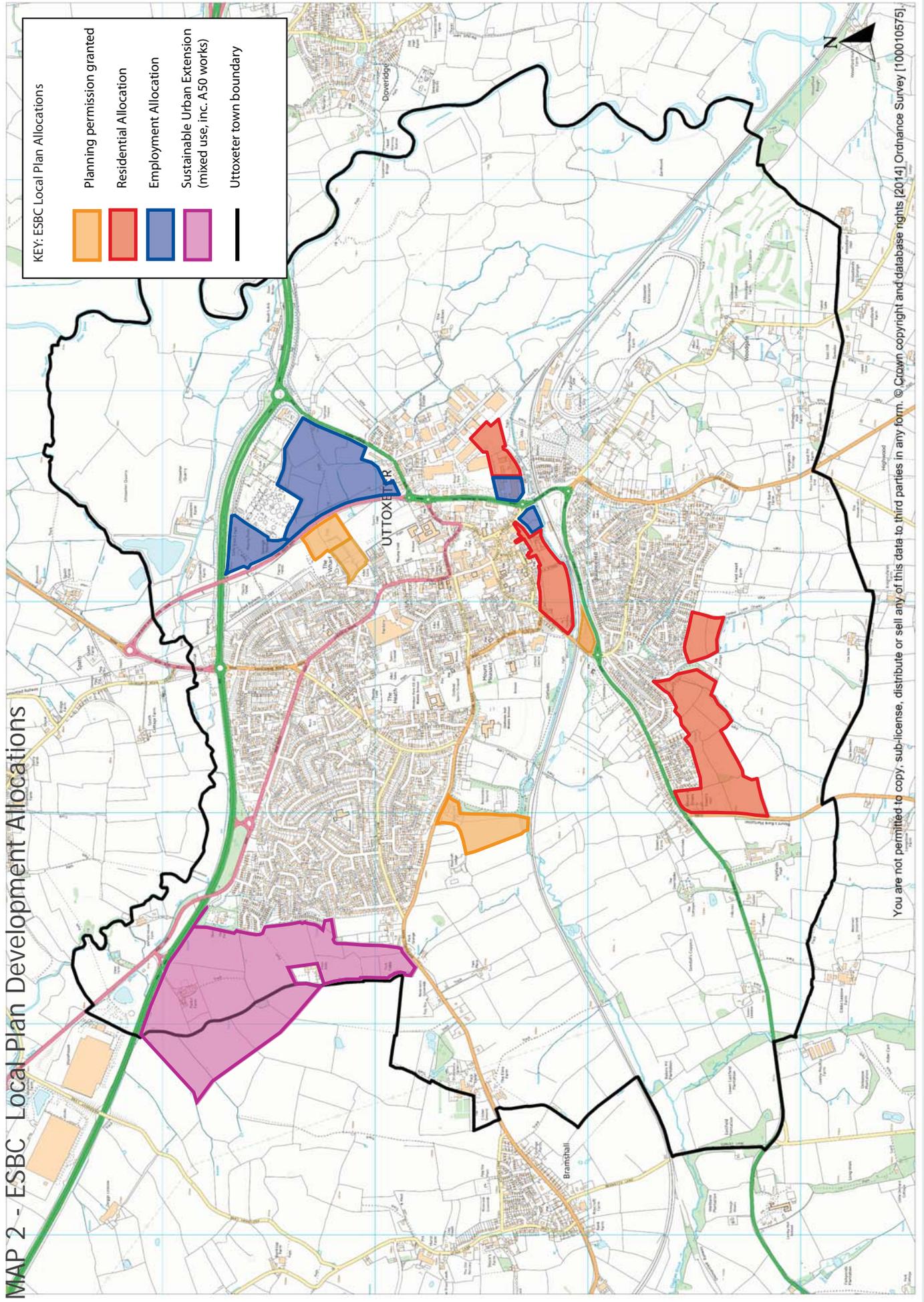
MAP 1 - Designated Neighbourhood Plan Area



MAP 2 - ESBC Local Plan Development Allocations

KEY: ESBC Local Plan Allocations

- Planning permission granted
- Residential Allocation
- Employment Allocation
- Sustainable Urban Extension (mixed use, inc. A50 works)
- Uttoxeter town boundary



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