

# **TECHNICAL BASELINE DOCUMENT**

for the delivery of

## **Uttoxeter Neighbourhood Development Plan**

on behalf of

### **Uttoxeter Town Council**

**August 2015 (Amended)**

**July 2016 (amended LGS Table)**

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## 1. Introduction

- 1.1. This technical baseline document has been prepared in support of the development of the Uttoxeter Neighbourhood Development Plan, for the town of Uttoxeter in Staffordshire.
- 1.2. This document has been designed to be read in conjunction with various other technical papers and core documents which have been developed by Uttoxeter Town Council and various other sources. Each chapter provides in depth information gathered from various sources as to the current structure of both policy, the environment and the population within the parish.
- 1.3. A separate heritage, townscape and landscape report has been commissioned and undertaken by town planning and urban design students, working closely with BPUD Ltd. This report, appended to the main document, makes a number of recommendations relating to these issues, based on the findings of in-depth research and assessment of local conditions and opportunities.
- 1.4. The following document outlines the key baseline issues that are present within Uttoxeter with respect to the development of the Uttoxeter Neighbourhood Development Plan. These key issues within the town, which may or may not have an impact on the emerging Neighbourhood Development Plan, are important to document and explore in order to provide the Plan with a full and technical background baseline and to be as informed about the local area as is possible.
- 1.5. Uttoxeter has a wide range of important baseline data which is vitally important to consider and to bear in mind as the neighbourhood plan develops.

## 2. Background

- 2.1. This chapter provides a background to the town of Uttoxeter and to the Neighbourhood Development Plan that is being developed.
- 2.2. Uttoxeter lies within the borough of East Staffordshire in the county of Staffordshire, and is a town with a population of 13,089 people in 2011. The borough lies in the east of Staffordshire and the West Midlands region, close to the border with Derbyshire and the border with the East Midlands regions. It is one of two principal towns in East Staffordshire, the other being Burton-on-Trent. The surrounding area is predominantly rural with a mixture of small towns and villages, with the nearest cities being Stoke-on-Trent (10 miles to the north-west as the crow flies) and Derby (13 miles to the east). The rest of this document provides further detail on background information regarding the population and the general environment within the town.
- 2.3. Neighbourhood Planning is a central government initiative introduced by the Localism Act 2011 and recognised in the National Planning Policy Framework (NPPF) in March 2012. The aim of the legislation is to empower local communities to use the planning system to promote appropriate and sustainable development in their local area.
- 2.4. Neighbourhood Development Plans must be in conformity with the Local Planning Authority's (LPAs) Operational Development Plan. In the case of Uttoxeter this is the emerging East Staffordshire Local Plan. Once submitted to the LPA, the Plan will be subject to a public examination and finally a local referendum before being adopted as a new tier within planning policy and used in the determination of planning applications within the town.
- 2.5. Thorough consultation with the residents and local people in the town, it is possible to set out a vision and develop a strategy for growth and development within Uttoxeter that is in keeping with what the local people wish to see in their local area, and to address the issues that concern local people about their town, and the opportunities it offers.



**Clockwise from top-left:** Market Place on Market Day; High Street; St Mary's Church; Picknall Brook, Bramshall Road Park; View over the town looking north from Toothill Road; the War Memorial.

### 3. Policies and Plans

- 3.1. The Uttoxeter Neighbourhood Development Plan has the potential to be influenced by various local and national plans, policies and legislation. This chapter aims to highlight the obligations that Uttoxeter has to other plans and programs and the manner by which these will be addressed throughout the plan.
- 3.2. The documents that have been reviewed are summarised below. The key aims, objectives and indicators from each policy have been identified and are summarised in the table at the end of this chapter.
- *National Planning Policy Framework (2012)*
  - *Uttoxeter Town Centre Masterplan Report (2003)*
  - *Uttoxeter Town Parish Boundary*
  - *East Staffordshire Local Plan (2006)*
  - *Rights of Way Improvement Plan for Staffordshire*
  - *East Staffordshire Pre-Submission Local Plan (2012)*
  - *East Staffordshire Pre-Submission Local Plan Revised Sustainability Appraisal Report (2014)*
  - *National Character Area Profile: Needwood and South Derbyshire Claylands*
  - *East Staffordshire Design Guide – Supplementary Planning Document (2008)*
  - *East Staffordshire Local Plan Strategic Housing Land Availability Assessment (2014)*
  - *Green Infrastructure Study (2008)*
  - *Historic Landscape Types (2008)*
  - *Uttoxeter Summary of Green Infrastructure Resources (2008)*
  - *East Staffordshire Infrastructure Delivery Plan (2013)*
  - *Uttoxeter Conservation Area Map (2010)*
  - *Housing Choice Supplementary Planning Document (2010)*
  - *Reuse of Rural Buildings SPD (2010)*
  - *Settlement Hierarchy Topic Paper (2012)*
  - *Emerging Proposals Map (2013)*
  - *Emerging Proposals Map - (Uttoxeter Town Centre (2013)*
  - *Uttoxeter Historic Character Assessment (2011)*
  - *Strategic Housing Market Assessment (2014)*
  - *East Staffordshire Borough Council Strategic Flood Risk Assessment Update (2010)*

- *East Staffordshire Outdoors Sports Delivery and Investment Plan (2013)*
- *Staffordshire County Council Integrated Transport Strategy 2014-2031 (2014)*
- *Heath Ward Profile*
- *Town Ward Profile*
- *Conservation Area Appraisal (2009)*

3.3. The following tables summarise the above policies and provide information on the key issues and objectives of said policy that should be taken into consideration during the development of the Plan.

3.4. **National Planning Policy**

<b>Plan/Programme/Legislation:</b>	National Planning Policy Framework
<b>Author:</b>	Department for Communities and Local Government
<b>Document Date:</b>	March 2012
<b>Available at:</b>	
<a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>	
<b>Summary of document:</b>	
The National Planning Policy Framework (NPPF) details the Government’s planning policies for England and how they are to be implemented. The NPPF provides an opportunity for councils and communities to produce local and neighbourhood plans. Such plans must be in general conformity with the policies of the NPPF.	
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	
Policies of the NPPF promote sustainable development which has three dimensions, which the policies of the plan should be in broad compliance with. These include:	
<ul style="list-style-type: none"> <li>• Economic - development should be encouraged which contributes to sustainable economic growth, through retail and business, by boosting the delivery of necessary housing and by supporting high quality communication infrastructure.</li> <li>• Social – development should promote healthy communities, by constructing the homes and facilities people need and by promoting high quality environments.</li> <li>• Environmental - development should promote sustainable forms of transport, meeting the challenge of climate change and flooding and conserve and enhance the natural and historic environment.</li> </ul>	
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	
The neighbourhood plan must conform to the NPPF planning policies which promote sustainable development and is a principal source for the guidance in the production of the plan.	



3.5. Local Policy Context

CD01 Uttoxeter TC Masterplan Report

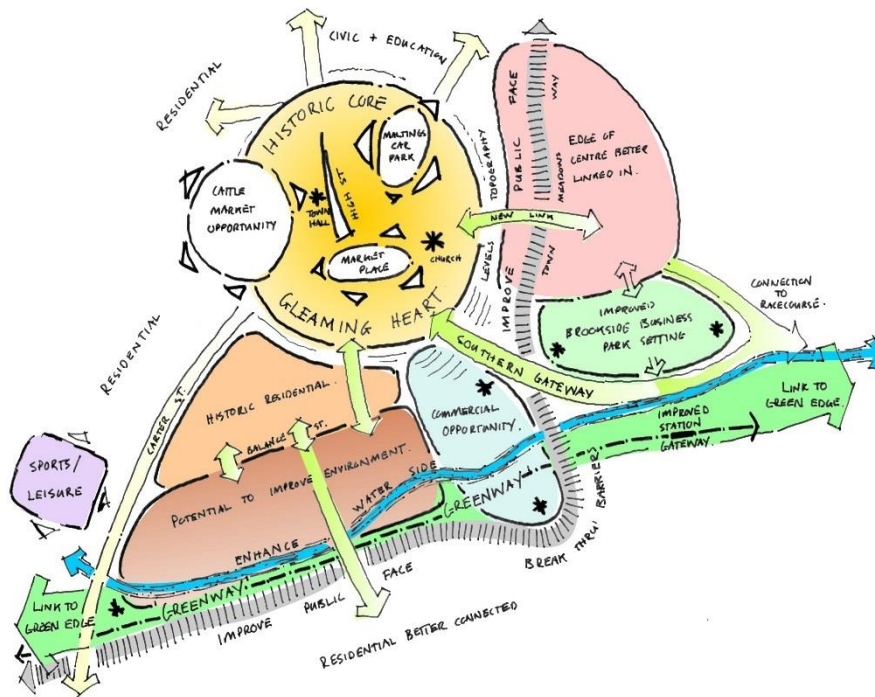
<b>Plan/Programme/Legislation:</b>	Uttoxeter Town Council Masterplan Report
<b>Author:</b>	Taylor Young Urban Design
<b>Document Date:</b>	September 2003
<b>Available at:</b>	

**Summary of document:**

The aim of the report is to set out comprehensive design principles for the area, link strategies to practical incentives/proposals and to be able to be adopted and Supplementary Planning guidance. Relevant stakeholders were included and potential options for specific sites were fully investigated.

**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

Within the master plan there is an overarching concept to revitalise Uttoxeter Town centre. As a part of this the report identifies 27 sites with development potential to regenerate the town centre. Below is the concept plan devised from baseline analysis and further advance through analysing options.



The key themes brought forward in the master plan include;

- Increasing tourism
- Developing cultural activities and night time activities.
- Historic and environment
- Quality of public realm
- Safety and security
- Housing opportunities
- Mixed uses in the town centre

<ul style="list-style-type: none"> <li>• Improving transport – JCB sites,</li> <li>• Environmental improvements – including streetscape improvements, pedestrian friendly high street, historic townscape and shop frontages.</li> </ul>
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>
The Master Plan will need to be considered in the Neighbourhood Plan as many of the themes and objectives outlined in 2003 report will still apply today. The 27 identified sites should also be considered however it's likely that these will have changed over the 11 year period.

## CD02 – Uttoxeter Neighbourhood Area

<b>Plan/Programme/Legislation:</b>	Uttoxeter Town Parish Boundary
<b>Author:</b>	East Staffordshire Borough Council
<b>Document Date:</b>	
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/planning/planning-policy/neighbourhood-plans/uttoxeter">http://www.eaststaffsbc.gov.uk/planning/planning-policy/neighbourhood-plans/uttoxeter</a>
<b>Summary of document:</b>	The map outlines Uttoxeter's Town Councils Parish boundary, which is the same boundary which is designated as Uttoxeter's Neighbourhood Plan area.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	The Neighbourhood Plan needs to consider planning issues within the boundary and where appropriate any cross boundary issues with neighbouring parishes.

## CD03 East Staffordshire Local Plan

<b>Plan/Programme/Legislation:</b>	East Staffordshire Local Plan (2006)
<b>Author:</b>	ESBC
<b>Document Date:</b>	July 2006 – 'saved' policies extended beyond 20 July 2009
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/684/308">http://www.eaststaffsbc.gov.uk/filedepot_download/684/308</a>
<b>Summary of document:</b>	The ESBC Local Plan outlines guidance on the authority's planning policies, which was amended in 2009 to allow select policies to be extended until the adoption of a new Local Plan.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	

The saved policies of the ESBC Local Plan (2006) were written some time ago and the National Planning Policy Framework (NPPF) is clear that due weight should be given to policies in existing plans according to their degree of consistency with relevant policies of the NPPF (¶215). Furthermore as East Staffordshire Borough cannot demonstrate a five-year supply of deliverable housing sites, the housing policies should be considered out-of-date and there should be a presumption in favour of sustainable development (NPPF, (¶49).

Despite this Uttoxeter Neighbourhood Plan still needs to be compliant with ESBC Local Plan. The 'saved' strategic policies that need to be considered within the NP are;

- Policy CSP4: Urban and Rural Regeneration
  - Supports development to assist the economic recovery in town centres
  - Protects existing sites considered necessary to meet market requirements
- Policy CSP5: Infrastructure and Community Provision
  - Ensure that developments do not cause a burden on existing infrastructure and community provisions. (Particular reference to transport and National Forest)

The overarching saved policies specific to Uttoxeter Neighbourhood Plan area is Policy UMAA1 which support the Master plan (CD03). There are a further 7 policies with site specific requirements.

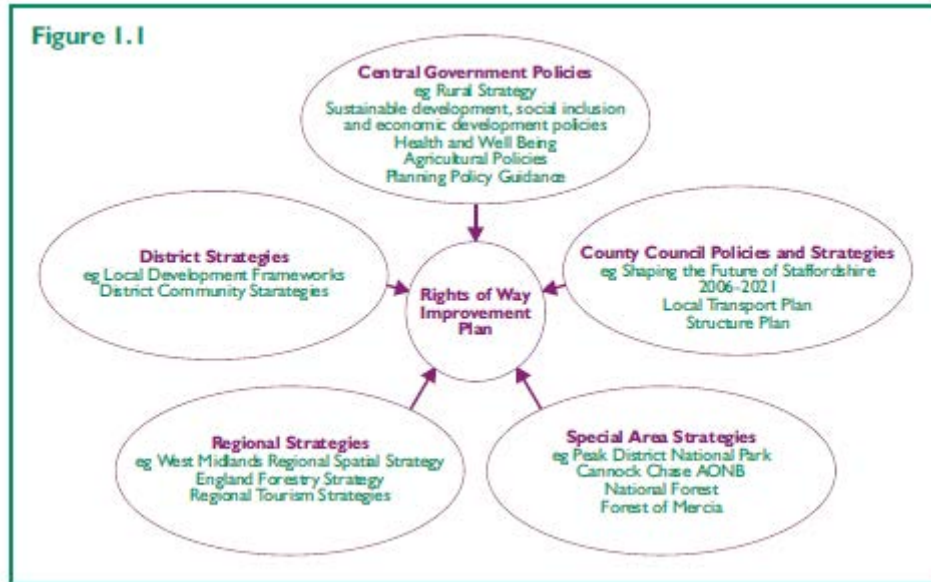
**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

It is a basic condition that a Neighbourhood Plan must conform to Local Policies therefore the 'saved' policies would need to be taken into consideration when preparing the Neighbourhood Plan.

**CD04 Rights of Way Improvement Plan for Staffordshire**

<b>Plan/Programme/Legislation:</b>	Rights of Way Improvement Plan for Staffordshire
<b>Author:</b>	Staffordshire County Council
<b>Document Date:</b>	
<b>Available at:</b>	<a href="http://www.staffordshire.gov.uk/Resources/Documents/a/AppendixQROWIP.pdf">http://www.staffordshire.gov.uk/Resources/Documents/a/AppendixQROWIP.pdf</a>
<b>Summary of document:</b>	

The plan is a statutory document produced by the highway authority under section 60 of the Countryside and Rights of Way Act 2000. The ROWIP assesses; local right of way for both present day and the future, opportunities for exercise and other recreational opportunities and accessibility for those with a visual impairment or mobility problems.



**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

The key themes outlined as actions within the plan are;

- A better signed, maintained and accessible path network.
- A safer and connected network
- Encouraging greater community involvement
- Protecting the path network
- Encouraging greater use of the network.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The key themes brought forward in the plan should be addressed within the Neighbourhood Plan to assist on achieving the improvements. This will be extended on further through public consultation on specific routes and opportunities the community feel are important to them.

**CD05 - East Staffordshire Pre Submission Local Plan**

<b>Plan/Programme/Legislation:</b>	East Staffordshire Pre Submission Local Plan
<b>Author:</b>	ESBC
<b>Document Date:</b>	2012
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/694/252">http://www.eaststaffsbc.gov.uk/filedepot_download/694/252</a>
<b>Summary of document:</b>	The East Staffordshire Borough Council Local Plan (2012) sets out guidance on the authority's planning policies and approach to land use planning and the environment up to 2031. The document is currently at examination stage, therefore little weight can be applied to the document until it is formally adopted. However, it is likely that the document will become adopted while writing

Uttoxeter’s Neighbourhood Plan, therefore its best practice to ensure the Neighbourhood plan is in conformity with both the Adopted Local Plan and the emerging Local Plan.

**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

Principle 1 within the Local Plan provides the overarching ethos of a ‘Presumption in Favour of Sustainable Development’. The policies which specifically relate to the Neighbourhood Plan area of Uttoxeter are;

Strategic Policy 2

- To direct development to the most sustainable locations where by Uttoxeter is included at the top of the hierarchy.

Strategic Policy 4

- 1557 houses are allocated for Uttoxeter across 4 keys sites.

Strategic Policy 5

- 10ha of employment land is allocated for Uttoxeter West

Strategic Policy 7

- West Uttoxeter is allocated as a Sustainable Urban Extension (SUE).

Strategic Policy 10

- The first new school provision through the expansion of existing schools or through identification of sites.

Strategic Policy 13

- To ensure a mix of employment provision B1, B2 and B8 uses should be provided unless development meets the exceptions criteria.

Strategic Policy 20

- Additionally comparison goods floor space of 4,200 sq. m and 4,205 sq. m of convenience floor space across the plan period.

Strategic Policy 25

- The historic retail centre of the town should be the focus of regeneration.

Conflict between adopted and emerging Local Plan

In the Adopted Local Plan Policy UMAA1 supports the Uttoxeter Master plan 2003 (CD03), however in paragraph 3.132 of the emerging Local Plan takes the view that this was ‘previous work’.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

If the Local Plan is adopted prior to the Uttoxeter Neighbourhood Plan then the NP needs to be in conformity with the LP to meet the basic conditions. However if the LP is not adopted it is best practice to be in conformity.

**CD06 Local Plan Pre-Submission Revised Sustainability Appraisal Report**

<b>Plan/Programme/Legislation:</b>	Local Plan Pre-Submission Revised Sustainability Appraisal Report
<b>Author:</b>	ESBC
<b>Document Date:</b>	March 2014
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot/folder/46?fid=255">http://www.eaststaffsbc.gov.uk/filedepot/folder/46?fid=255</a>
<b>Summary of document:</b>	

The report appraises the likely significant effects of achieving social, economic and environmental objectives with recommendations to off-set any negative effects caused by the plan.

**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

The Sustainability Appraisal outlines that the place making policies meets the housing objectives identified in the emerging Local Plan. However SP4 (Distribution of Housing Growth 2012-2031) scores negatively against environmental objectives due to greenfield sites being highlighted as strategic allocations for housing growth. However, the report does recognise that policies SP3 and SP6 should mitigate impacts caused by development through high quality design and green infrastructure. The report summaries that the Pre-Submission Local Plan uses the most sustainable strategy and where negative impacts are caused through development they are off-set by other policies within the plan.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The Neighbourhood plan will be in conformity with ESBC emerging Local Plan which is supported by the Sustainability Appraisal report therefore the Neighbourhood Plan should also be meeting sustainability objectives and mitigate any negative effects caused by development.

**CD07 National Character Area profile: Needwood and South Derbyshire Claylands**

<b>Plan/Programme/Legislation:</b>	National Character Area Profile
<b>Author:</b>	Natural England
<b>Document Date:</b>	
<b>Available at:</b>	<a href="http://publications.naturalengland.org.uk/publication/4492587">http://publications.naturalengland.org.uk/publication/4492587</a>
<b>Summary of document:</b>	The NCA is a guidance document with area profile analysis to inform communities to allow them to become involved in decision-making.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The market town of Uttoxeter is located in the North of the character area and is one of the main settlements which has good transport infrastructure, including the; A50, A51 and A52 which makes the town easily accessible. Uttoxeter has moderate access to recreational activities including the National Forest, furthermore the west of Uttoxeter has been identified to have one of the highest scores on the CPRE map of tranquillity (2006). Additionally the report highlighted that the properties which are of a close proximity to the river Dove and Tean are at risk of flooding.
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	The NCA profile can be used to form part of the baseline for the Neighbourhood Plan and the analysis can used to inform policies which are devised for the plan.

**CD08 East Staffordshire Design Guide – Supplementary Planning Document**

<b>Plan/Programme/Legislation:</b>	Supplementary Planning Document
<b>Author:</b>	ESBC
<b>Document Date:</b>	2008

<b>Available at:</b>
<a href="http://www.eaststaffsbc.gov.uk/sites/default/files/Planningfiles/D20DesignGuideSPD2008.pdf">http://www.eaststaffsbc.gov.uk/sites/default/files/Planningfiles/D20DesignGuideSPD2008.pdf</a>
<b>Summary of document:</b>
The design guide sets out ESBC approach to achieving high quality urban design for new development within the Borough. As part of the decision making process the SPD will be used when taking into account material considerations for Planning Applications.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>
ESBC identify the fundamentals of good design to include; <ul style="list-style-type: none"> <li>• The importance of context including; landscape and natural environment, built environment.</li> <li>• Legibility context</li> <li>• Responsiveness to character including; Street design, urban structure, street patterns, built form, scale, roof designs, material facades and landscape character.</li> <li>• Larger scale development must have regard to; structure and movement, public realm, landscape and open space, urban form and built character, uses, functions and activities and finally biodiversity.</li> <li>• Creating a strong structure for development</li> <li>• Establishing spatial coherence</li> <li>• Creating a legible place</li> <li>• Integrated transport infrastructure (including car parking)</li> <li>• Designing to be more sustainable.</li> </ul>
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>
The Neighbourhood Plan must take into consideration the Design Guide SPD particular for policies which have regard to design. The Neighbourhood Plan can build on the design principles outlined by ESBC and adapt them to become more appropriate for development with Uttoxeter.

## CD09 East Staffordshire Local Plan: Strategic Housing Land Availability Assessment

<b>Plan/Programme/Legislation:</b>	Strategic Housing Land Availability Assessment (SHLAA)
<b>Author:</b>	ESBC
<b>Document Date:</b>	2014
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/45/SHLAA%20Report%202014%20-%20Final.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/45/SHLAA%20Report%202014%20-%20Final.pdf</a>
<b>Summary of document:</b>	The SHLAA is used to form part of the evidence base for ESBC Local Plan whereby it highlights land available for development to meet future demand. The report identifies sites for development and assesses their potential, suitability and the likelihood of the site coming forward.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	

The sites identified within the SHLAA provides the council with 4.14 years of the 5 years housing land supply they require. The assessment highlights 152 sites across ESBC of which 79 are considered deliverable. The 17 sites identified for Uttoxeter are summarised in the table below.

Site Ref	Address	Area	Yield
33	Brookside Rd Uttoxeter	2.8	84
42a	Land West of Uttoxeter (Parks Fm)	28.19	846
53	Land at Hazelwalls Farm, (off B5013), Uttoxeter	19.7	591
67	Land South of Demontfort Way	4.12	124
95	Land South of Bramshall Road, inc Roycroft Farm, Uttoxeter	15.41	462
96	Land South of Bramshall Road, adj. Roycroft Lodge, Uttoxeter	3	90
97	Land south of Wood Lane, Uttoxeter	4	120
100	Land East of Highwood Road, Uttoxeter	0.97	29
118	Land at the rear of 61 Stafford Road, Uttoxeter	0.71	21
120	Land off Wood Lane, Uttoxeter Racecourse	0.52	16
334	Land at Stone Road, Uttoxeter	3.96	119
341	Roycroft Lodge, Uttoxeter	3.1	93
349	Blounts Green Farm, Stafford Road, Uttoxeter	19.44	583
356	Land North of DeMontfort Way, Uttoxeter	0.49	15

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

As part of the Neighbourhood Plan process the sites identified within the SHLAA may be further analysed alongside community engagement to ensure appropriate sites area allocated to meet future housing demand.

**CD10 Green Infrastructure Study**

<b>Plan/Programme/Legislation:</b>	Green Infrastructure Study
<b>Author:</b>	ESBC
<b>Document Date:</b>	2008
<b>Available at:</b>	
<b>Summary of document:</b>	In 2006 East Staffordshire was identified by central government as a growth point, as one of the main towns within the borough Uttoxeter was expected to take a large proportion of this growth. The study aims to provide a vision of how East Staffordshire can sustain growth while taking into consideration Green Infrastructure with a specific town study for Uttoxeter.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The overarching view is that Green Infrastructure should not be about meeting existing deficits but instead increasing “net gains in the provision of multi-functional green resources and the connectivity of, these resources to form coherent, functional landscapes.” The analysis of Uttoxeter’s GI revealed there a no major nodes or corridors and only minor nodes and corridors which include;



**Minor Nodes**

- Mallard Close Woodland
- Strip of Ancient Semi-Natural Woodland East of River Dove
- Lower Eastfield and Alder Carr
- Wellbank Plantation
- Bakers Pit Plantation
- Gendall's Coppice
- Woodford Rough
- The Racecourse Ground

**Minor Corridors**

- Staffordshire Way
- Circular Footpath
- National Cycle Route 54: White Peak Loop

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The view of improving both the quality and quantity of Green Infrastructure provision within ESBC should be considered within the Neighbourhood Plan. The minor nodes and corridors identified within Uttoxeter could be further analysed to allow the provision to be enhanced and possibly expanded, where appropriate.

**CD11 Historic Landscape Types**

<b>Plan/Programme/Legislation:</b>	Historic Landscape Types
<b>Author:</b>	Faber Maunsell for ESBC
<b>Document Date:</b>	2008
<b>Available at:</b>	
<b>Summary of document:</b>	The map of East Staffordshire highlights Uttoxeter and identifies historic landscape types.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The main analysis which can be taken from the map is that Uttoxeter is made up of predominantly post 1880s settlements. Additionally there is also; pre 1880s settlements, Industrial Complex's, sports fields and other parkland.
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	The neighbourhood plan must conform with national and local policies which require development to be contextually responsive to its historic environment. Therefore this map can be considered in the Neighbourhood Plan to be able to identify the locations of different historic landscapes.

## CD12 Uttoxeter Summary of Green Infrastructure Resources

<b>Plan/Programme/Legislation:</b>	Summary of Green Infrastructure resources
<b>Author:</b>	Faber Maunsell for ESBC
<b>Document Date:</b>	2008
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/48/Fig6.3UttoxeterSummaryGIResources.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/48/Fig6.3UttoxeterSummaryGIResources.pdf</a>
<b>Summary of document:</b>	The map identifies the existing Green Infrastructure in and around Uttoxeter.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The conclusions taken from the Green Infrastructure map is that within the Uttoxeter's Urban area there is; private sports areas, school play areas, public play areas (although limited), accessible green spaces (predominately on the urban area boundary), cycle networks, footpaths, A roads, railway line and the river. Beyond the urban area boundary there are; 7 sites of Biological Importance and limited woodland and ancient woodland.
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	Uttoxeter's Neighbourhood Plan needs to conform to the NPPF and ESBC's adopted Local Plan. The NPPF states that Local Plans must consider Green Infrastructure, however as ESBC's Local Plan is outdated it doesn't refer to Green Infrastructure but the pre-submission Local Plan does. Therefore the parish may want to consider what would be appropriate Green Infrastructure for Uttoxeter and the map can be used to form a baseline for a Green Infrastructure policy.

## CD13 East Staffordshire Infrastructure Delivery Plan

<b>Plan/Programme/Legislation:</b>	East Staffordshire Infrastructure Delivery Plan
<b>Author:</b>	Ove Arup & Partners Ltd
<b>Document Date:</b>	October 2013
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/53/East%20Staffordshire%20Infrastructure%20Delivery%20Plan%20and%20Appendices%202013.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/53/East%20Staffordshire%20Infrastructure%20Delivery%20Plan%20and%20Appendices%202013.pdf</a>
<b>Summary of document:</b>	The document outlines the findings from an infrastructure audit and includes the Infrastructure Delivery Plan (IDP) for East Staffordshire until 2031. The audit includes a review of the existing and future demand for social, physical and green infrastructure.

**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

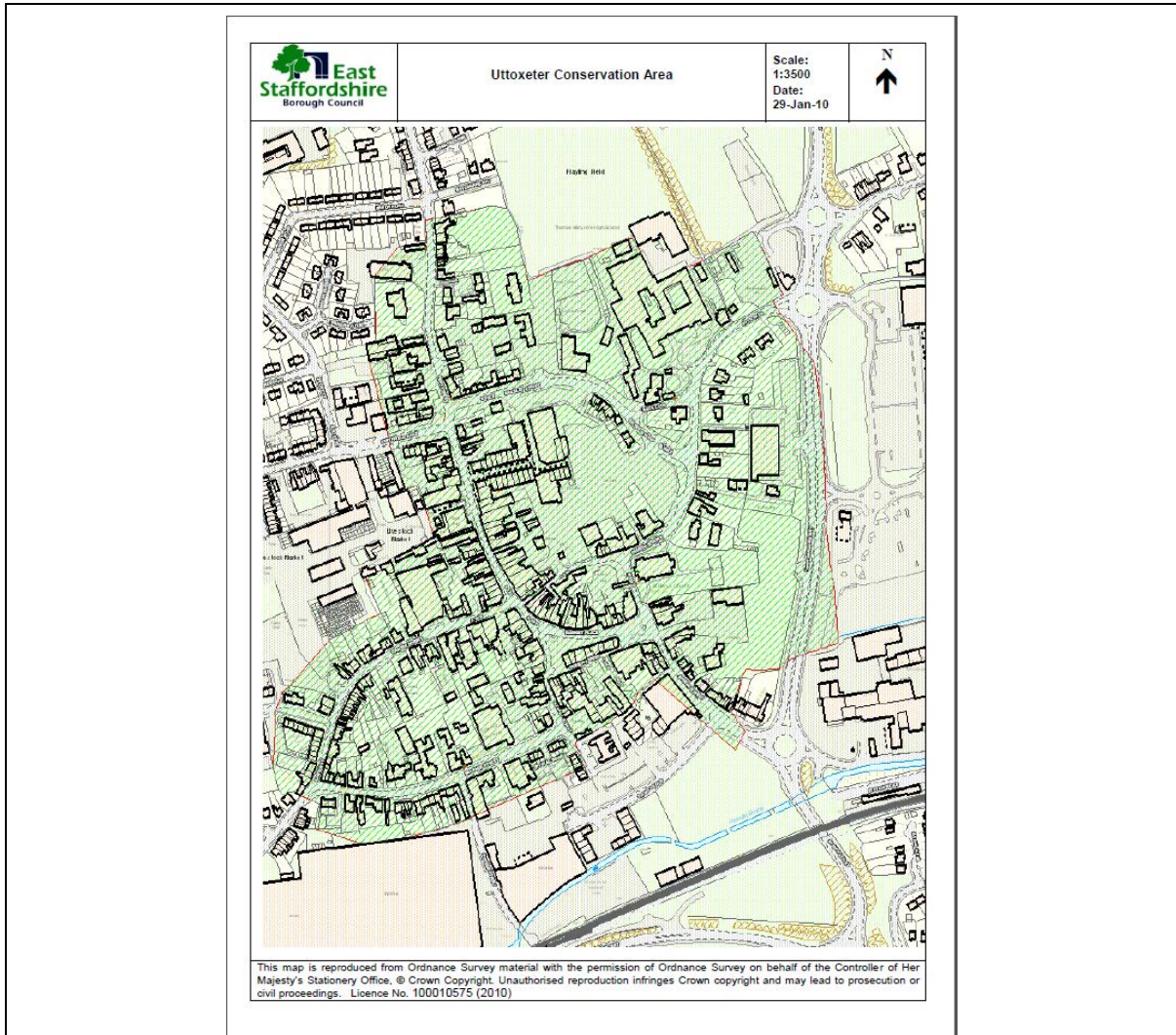
Below summaries the infrastructure that particularly relates to Uttoxeter.

<b>Infrastructure</b>	<b>Comments</b>
Foul and Surface Water Sewerage	Uttoxeter is served by an existing sewage treatment works immediately north of Uttoxeter on Derby Road. There are no known plans for upgrading this facility, although improvement works would be required to cater for growth identified in the Regional Spatial Strategy.
Transport	There is a Local Transport package for Uttoxeter which includes: <ul style="list-style-type: none"> <li>• Walking and cycling links to town centre</li> <li>• Improvements to cycle safety between the A518 and the A50.</li> <li>• Public realm and traffic management improvements</li> <li>• Enhance signage for Uttoxeter bus station</li> <li>• Improve the layout of the bus station</li> <li>• Maintain services and facilities at Uttoxeter rail station</li> <li>• Increase connectivity to local jobs</li> <li>• Junction improvements on the A50</li> <li>• Manage traffic of A50</li> </ul>
Waste management	Waste management facilities cluster around both Uttoxeter and Burton.
Education	The forecast deficit of middle and high school places is likely to be eliminated through expansion of existing schools. The forecast first school deficit will be partly met by the first school to be provided as part of the west of Uttoxeter development. Further expansion will be required at one other first school to accommodate another form entry.
Healthcare	The predicted population increase will result in the need for 3 more GPs in Uttoxeter.
Emergency services	There are no identified planned investments in emergency service infrastructure.
Community facilities	Uttoxeter provides a good provision of suitable meeting spaces, libraries and places of worship.
Leisure and culture	The priority is to maximise potential of existing leisure and culture facilities. It's also recommended community sports hubs are provided in Uttoxeter to meet population increases.
Open space and recreation	Planned and committed development includes land west of Uttoxeter and Hazelwalls farm. The assessment has concluded that open space is good and allocated

	sites will adequately meet the demand for population growth.
Green Infrastructure	Overall, the current access to green infrastructure is good and there is sufficient provision of space within the borough to meet future demand.
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	
The existing infrastructure and the demand for future infrastructure will play a crucial role during the development of Uttoxeter's Neighbourhood Plan.	

#### CD14 - Uttoxeter Conservation Area map

<b>Plan/Programme/Legislation:</b>	Uttoxeter Conservation Area map
<b>Author:</b>	ESBC
<b>Document Date:</b>	January 2010
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/18/Uttoxeter.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/18/Uttoxeter.pdf</a>
<b>Summary of document:</b>	The map highlights the area of Uttoxeter which lies within the Conservation area. The NPPF defines a Conservation Area as; areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	



**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The Neighbourhood Plan will need to take the Conservation Area into consideration. The policies regarding the Conservation Area within the ESBC Adopted Local Plan were removed in 2009 when the ‘saved’ policies were extended. Therefore the recommendations within the NPPF should be used and Paragraph 137 states that development within a Conservation Area should enhance their significance. Additionally paragraph 138 recognised not all development will enhance the development but loss of anything which does contribute to the areas significance should be considered to cause ‘substantial harm’.

**CD15 Housing Choice Supplementary Planning Document**

<b>Plan/Programme/Legislation:</b>	Housing Choice Supplementary Planning Document
<b>Author:</b>	ESBC
<b>Document Date:</b>	2010
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/747/440">http://www.eaststaffsbc.gov.uk/filedepot_download/747/440</a>

**Summary of document:**

The Supplementary Planning Document was adopted by ESBC to ensure that new housing developments meet the needs and aspirations of local people.

**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

The threshold for developments needing to provide affordable housing is 25. The projected new housing threshold for the borough is 533 units pa of which 169 will be affordable from 520 sites which are over the 25 unit threshold. The mix of housing types required for Uttoxeter in the social rented sector is summarised in the table below.

Social Rented	
2 bedroom accessible home	10%
2 bedroom house	60%
3 bedroom house	10%
4 bedroom house	15%
5+ bedroom house	5%

The SPD notes that the Strategic Housing Market Assessment's prediction that 92% of household growth in East Staffordshire will comprise households of people over the age of 65. Additionally it's predicated that by 2020, 700 new extra-care dwellings will be required to meet the needs of the elderly population.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The guidance is based on the 'adopted' policies within ESBC Local Plan and from a robust evidence base. The Neighbourhood Plan will need to consider the requirements set out in the SPD to ensure that the NP meets the requirements and even enhance them were possible.

**CD16 Reuse of rural buildings SPD**

<b>Plan/Programme/Legislation:</b>	Reuse of rural buildings SPD
<b>Author:</b>	ESBC
<b>Document Date:</b>	September 2010
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/55/ReuseRedundantBuldingsSPD.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/55/ReuseRedundantBuldingsSPD.pdf</a>
<b>Summary of document:</b>	The Supplementary Planning Document sets out the principles for re-suing rural buildings, which is accompanied by a design guide to ensure development is in keeping with the local character.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	<p>The key guidance for reusing rural buildings within East Staffordshire Borough Council can be summarised as;</p> <ul style="list-style-type: none"> <li>• To retain the character and architectural integrity</li> <li>• Small alterations are only accepted when placed in discrete positions</li> <li>• All existing windows and doors should remain intact where possible</li> <li>• Any building features should be retained and enhanced as part of the development</li> </ul>

<ul style="list-style-type: none"> <li>• Furthermore previous additions to buildings will be expected to be removed rather than included within the development.</li> </ul>
<p><b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b></p> <p>This Supplementary Planning Document will predominantly apply to the rural areas surrounding Uttoxeter Town Centre. Therefore any policies included with the Neighbourhood plan relating to rural development must consider the principles set out by ESBC.</p>

### CD17 Settlement Hierarchy Topic Paper

<b>Plan/Programme/Legislation:</b>	Settlement Hierarchy Topic Paper
<b>Author:</b>	ESBC
<b>Document Date:</b>	July 2012
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/51/Settlement%20Hierarchy%20Update%202012%20Final.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/51/Settlement%20Hierarchy%20Update%202012%20Final.pdf</a>
<b>Summary of document:</b>	The document forms part of evidence base for the emerging Local Plan and informs the LP spatial option. It also includes analysis of the sustainability of 25 rural settlements which is used to create a settlement hierarchy.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The document provides little requirements for Uttoxeter as it predominantly focuses on the 25 rural settlements outside the parish boundary. However it does conclude that both Uttoxeter and Burton are at the top of the settlement hierarchy, therefore the most sustainable locations for growth.
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	As Uttoxeter has been identified to be at the top of the settlement hierarchy the Neighbourhood Plan will need to consider Uttoxeter's allocated growth as one of the most sustainable locations in East Staffordshire.

### CD18 Emerging Proposals Map

<b>Plan/Programme/Legislation:</b>	Emerging Proposals map
<b>Author:</b>	ESBC
<b>Document Date:</b>	2013
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/51223/645">http://www.eaststaffsbc.gov.uk/filedepot_download/51223/645</a>
<b>Summary of document:</b>	The map identifies the emerging proposals for Uttoxeter (excluding Uttoxeter town centre).
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The proposals include; <ul style="list-style-type: none"> <li>• A strategic green gap located between Uttoxeter's settlement boundary and the village of Bramshall.</li> </ul>

- There are 4 Strategic Site Allocations outside of Uttoxeter’s Town centre.
- A Strategic Employment Site has been allocated in the North East of the settlement boundary.
- A proposed sports hub has been allocated in the North East at Uttoxeter’s Quarry.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The proposals within the map are emerging alongside Uttoxeter’s Neighbourhood Plan and may be adopted prior to the completion of the NP. However paragraph 216 of the NPPF states that considerable weight can be given to emerging policies particularly those at advanced preparation stages. Therefore Uttoxeter’s Neighbourhood plan will need to consider all the proposals that occur in the ESBC emerging Local Plan, particularly as they may be adopted first.

### CD19 Emerging proposals map - Uttoxeter Town centre

<b>Plan/Programme/Legislation:</b>	Emerging proposals map
<b>Author:</b>	ESBC
<b>Document Date:</b>	2013
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/686/239">http://www.eaststaffsbc.gov.uk/filedepot_download/686/239</a>
<b>Summary of document:</b>	The map identifies the emerging allocations for Uttoxeter town centre.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The emerging allocations include; <ul style="list-style-type: none"> <li>• 2 Strategic Site Allocations located to the South of the town centre.</li> <li>• Highlights Primary Shopping Area</li> <li>• Highlights Secondary Shopping Frontages</li> </ul>
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	The proposals within the map are emerging alongside Uttoxeter’s Neighbourhood Plan and may be adopted prior to the completion of the NP. However paragraph 216 of the NPPF states that considerable weight can be given to emerging policies particularly those at advanced preparation stages. Therefore Uttoxeter’s Neighbourhood plan will need to consider all the proposals that occur in the ESBC emerging Local Plan, particularly as they may be adopted first.

### CD20 Uttoxeter Historic Character Assessment

<b>Plan/Programme/Legislation:</b>	Uttoxeter Historic Character Assessment
<b>Author:</b>	Staffordshire County Council
<b>Document Date:</b>	October 2011
<b>Available at:</b>	<a href="http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/Uttoxeter-EUS-Report-Final.pdf">http://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/Uttoxeter-EUS-Report-Final.pdf</a>
<b>Summary of document:</b>	The document includes the history of Uttoxeter from earliest recorded of human activity up to present day.



**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

- 13 Historic Urban Character Areas have been identified within Uttoxeter.
- The areas identified to have the most historic value are; HUCA 2 (historic core of town centre, HUCA 5, HUCA 8 and HUCA 10).
- HUCA 8 and HUCA 10 are identified to have irregular property boundaries which most likely due to squatter settlement of post medieval or even later.
- HUCA 1, HUCA 3, HUCE 6, HUCA 7, HUCA 9, HUCA 11 AND HUCA 12 are identified to be modern developments of the 20<sup>th</sup> century.
- Potential archaeology deposits may be found in; HUCA 1, HUCA 2, HUCA 3, HUCA 4, HUCA 5, HUCA 8, HUCA 10 and HUCA 13.
- Finally, the conservation area covers; HUCA 1, HUCA 2, HUCA 3, HUCA 4 AND HUCA 13.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The Historic Character Assessment will provide useful baseline information for the development of Uttoxeter’s Neighbourhood Plan. To be in line with both local and national policies developments need to take into account historic character needs.

**CD21 Strategic Housing Market Assessment**

<b>Plan/Programme/Legislation:</b>	Strategic Housing Market Assessment
<b>Author:</b>	ESBC
<b>Document Date:</b>	April 2014
<b>Available at:</b>	
	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/44/C1%20SHMA%20April%202014.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/44/C1%20SHMA%20April%202014.pdf</a>
<b>Summary of document:</b>	
	The document outlines the housing market for East Staffordshire.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	

The key conclusions taken from the SHMA are;

- Residents in East Staffordshire earn less than those of neighbouring districts, but workers in East Staffordshire earn more than those in neighbouring districts, which highlights the opportunity to develop more housing for higher earners that may move into the borough.
- Between 2001 and 2011 East Staffordshire’s population increased by 10,000 however only 450 dwellings were built, showing a clear need for the borough to increase its house building to meet future demand.
- The housing need identified includes; single person households, couple household with or without children, extra-care housing, retirement housing.

<b>Mix of market housing needed for Uttoxeter</b>	
1 bedroom flats or houses	3%
2 bedroom for older people	12%
2 bedroom – other flats or houses	2%
2 bedroom houses	14%
3 bedroom houses	32%
4 bedroom houses	26%
5 bedroom houses	11%

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The SHMAA should be considered when developing the Neighbourhood Plan as it identifies the housing need for Uttoxeter to meet future demand.

**CD22 East Staffordshire Borough Council Strategic Flood Risk Assessment Update**

<b>Plan/Programme/Legislation:</b>	ESBC Strategic Flood Risk Assessment Update
<b>Author:</b>	WSP
<b>Document Date:</b>	October 2010
<b>Available at:</b>	
	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/48/ESBC_SFloodRiskAssessment_update_final_v03.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/48/ESBC_SFloodRiskAssessment_update_final_v03.pdf</a>
<b>Summary of document:</b>	
	The document provides an update for East Staffordshire’s Level 1 and Level 2 strategic Flood Risk Assessment from 2008.

**Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:**

Below summaries the flood risk implications for the Strategic Allocated sites in Uttoxeter.

Site name	Flood zone 3	1 in 100yr+ CC defended	Surface Water Risk	Groundwater risk	Safe access / egress	Flood compensation required	Finished Floor Levels
JCB	40%	35%	Significant	Significant	Yes	Yes	>78-80ODN
Brookside Road	90%	25%	Moderate	Significant	Yea	Yes	>76.7-77.4mODN
Hazelwalls Site 1	0%	0%	Moderate	Moderate	Yes	No	Ground level
Hazelwals Site 2	0%	0%	Low	Moderate	Yes	No	Ground level
West of Uttoxeter	0%	0%	Low	Moderate	Yes	No	Ground level

*\*N.b. – the source version of this table included an allocated site at Stone Road. This has been removed in the most recent version of the emerging local plan and so it is not included above.*

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The Neighbourhood Plan needs to consider the flood risk implications for the allocated sites if it chooses to devise policies about them.

**CD23 East Staffordshire Outdoor Sports Delivery and Investment Plan**

<b>Plan/Programme/Legislation:</b>	East Staffordshire Outdoor Sports Delivery and Investment Plan
<b>Author:</b>	Knight Kavanagh & Page
<b>Document Date:</b>	June 2013
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/system/files/filedepot/52/ESBC%20-%20Outdoor%20Sport%20Delivery%20and%20Investment%20Plan%20-%20Adopted%20%28Cabinet%20June%202013%29.pdf">http://www.eaststaffsbc.gov.uk/system/files/filedepot/52/ESBC%20-%20Outdoor%20Sport%20Delivery%20and%20Investment%20Plan%20-%20Adopted%20%28Cabinet%20June%202013%29.pdf</a>
<b>Summary of document:</b>	The document sets out a strategic framework for the development of outdoor sports facilities. The document includes both an update to the evidence base and recommendations for delivery and investment into Outdoor Sports.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	Summary of updates to the evidence base: <ul style="list-style-type: none"> <li>• There is a shortfall of cricket pitches in Uttoxeter.</li> <li>• Rural areas of Uttoxeter have a small unmet demand of football pitches</li> <li>• High demand expressed by Uttoxeter Rugby Club</li> </ul>

*Summary of supply and demand for pitch types;*

Pitch type	Current	2031
Senior football	-0.5	-1.6
Junior football	-0.5	-0.6
Mini football	-	-
Cricket	-0.5	-1.1
Senior Rugby	0.5	0.1
Youth Rugby	-1.5	-1.9

*Summary of new playing pitch provision;*

Standard* (ha per 1,000 population)	Future population (2031)	Total new provision required (ha)	Current provision in 2012 (ha)	Deficiency in provision (ha)
1.40	15,736	22.03	14.03	8.00

The document also summarises the proposed development at Uttoxeter Quarry and outlines its opportunities as;

- Strategic and sustainable location
- 10.4 Ha being leased to Uttoxeter CC as their lease at the racecourse has expired.
- Multi pitch site with space for other sporting opportunities.
- S106 can be used for new housing provision.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The Neighbourhood Plan can use the document if they are incorporating intend on incorporating access to outdoor sports facilities in their Development Plan.

**CD24 Staffordshire County Council Integrated Transport Strategy 2014 - 2031**

<b>Plan/Programme/Legislation:</b>	Integrated Transport Strategy
<b>Author:</b>	Staffordshire County Council
<b>Document Date:</b>	April 2014
<b>Available at:</b>	<a href="http://www.staffordshire.gov.uk/transport/transportplanning/localtransportplan/2014eaststaffordshiredistricttransportstrategy.pdf">http://www.staffordshire.gov.uk/transport/transportplanning/localtransportplan/2014eaststaffordshiredistricttransportstrategy.pdf</a>
<b>Summary of document:</b>	The country's transport plan identifies transport problems within East Staffordshire and further identifies priorities for future improvements.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	The key evidence for Uttoxeter within the transport plan concludes; <ul style="list-style-type: none"> <li>• Uttoxeter doesn't suffer from a significant problem with transport congestion</li> <li>• However, the Highway Agency 2014 Route Based Strategy identified a problem at the A(50) junction, particularly effected by heavy goods vehicle due to the JCB site.</li> <li>• The strategy outlines capacity for the transport network to support growth in terms of both housing and employment.</li> </ul>

The plan identifies numerous priorities for the future of Uttoxeter;

- Improvement the A50(T)
- The possibility to run a Smarter Running Scheme which is able to detect vehicles, speed and congestion information.
- Improve the cycle and pedestrian cycle routes, including safety problems particularly around the A518 Town Meadow way, Derby road and the A50(T).
- Public realm and traffic improvements in the town centre
- Improve signage from public transport hubs to local attractions.
- Improve bus services including the possibility of changing bus centre layout and facilities.

**How objectives and/or requirements might be considered in the Neighbourhood Plan:**

The evidence from the transport plan can be used to form the evidence base of the Neighbourhood Plan. Additionally the Town Council have the opportunity to further develop the priorities in the strategy through public consultation.

**CD25 Heath Ward Profile**

<b>Plan/Programme/Legislation:</b>	Heath Ward Profile
<b>Author:</b>	ESBC
<b>Document Date:</b>	Unknown
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/630/155">http://www.eaststaffsbc.gov.uk/filedepot_download/630/155</a>
<b>Summary of document:</b>	The document summarises the profile of the Ward Heath in Uttoxeter based on 2001 and 2011 census data.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	<p>The overarching themes coming forward from the ward profile are:</p> <ul style="list-style-type: none"> <li>• The population statistics show a lower proportion of working age residents, a higher proportion of children and a similar elderly population (above 75) to England and Wales.</li> <li>• There is predominantly a white ethnicity (99%) compared to 91.3% across England and Wales.</li> <li>• The ward has a marginally higher portion of the population that is employed (64.1%) compared to England and Wales (60.5%).</li> <li>• There is a lower proportion of managers and senior officials, professionals, associate professional and technical and admin and secretarial occupations.</li> <li>• A higher proportion of skilled trades, personal service, sales and customer service, process plant and machine operatives and elementary occupations.</li> <li>• 58.3% of residents travel to work by car or van and less residents are using sustainable modes such as; public transport, on foot or bicycle.</li> <li>• In terms of education there is a lower than average percentage of public who achieved 5 or more GCSE's and grade A-C.</li> <li>• There is a higher proportion of people with no qualifications and a lower than average proportion of people who obtain a qualification of degree level.</li> <li>• In terms of health Heath has a lower than average, average life expectancy but a lower proportion of residents who describe their health as 'not good'.</li> </ul>

<ul style="list-style-type: none"> <li>• The average household size in Heath is 2.5 compared which is similar to East Staffordshire’s average of 2.4.</li> <li>• Overall Heath does not suffer from deprivations however Living Environment, Education and skills and train could be considered to suffer from deprivation.</li> </ul>
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>
The core document will be used to devise a baseline for Uttoxeter which will then provide evidence and form the basis for the Neighbourhood Plan.

## CD26 Town Ward Profile

<b>Plan/Programme/Legislation:</b>	Town Ward Profile
<b>Author:</b>	ESBC
<b>Document Date:</b>	Unknown
<b>Available at:</b>	
	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/630/164">http://www.eaststaffsbc.gov.uk/filedepot_download/630/164</a>
<b>Summary of document:</b>	
	The document summarises the Town Ward profile in Uttoxeter, predominantly using 2001 and 2011 census data.
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	
	<p>The key conclusions taken from the Town Ward Profile are;</p> <ul style="list-style-type: none"> <li>• The average age within the ward is marginally lower than both East Staffordshire and England and Wales’s average at 37.6% and has a lower than average proportion of the population over the age of 75.</li> <li>• The majority of residents are white (98.4%) which is higher than England and Wales average (91.3%).</li> <li>• The ward also has a higher rate of employment and therefore a lower unemployment rate.</li> <li>• The highest occupation group is managers and senior officials which accounts to 18.4% of the population and the lowest is Personal Service which is a similar trend to England and Wales.</li> <li>• The majority of residents (72.1%) drive to work, however 16.4% travel to work by foot which is 6.4% higher than England and Wales average.</li> <li>• A lower percentage of pupils achieved 5 GCSE’s grade A-C.</li> <li>• The average household size is the same as England and Wales at 2.4. Also 41.4% live in detached houses which is nearly double the average for England and Wales.</li> <li>• According to the Index of Local Deprivation in 2010 one part of the ward falls in the top 5% of the least deprived in England.</li> </ul>
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	
	The document will be used to inform the baseline study for Uttoxeter alongside more up to date statistics from the Office for National Statistics. The baseline will then be considered during the Neighbourhood Plan process and used as evidence.

## CD27 Conservation Area Appraisal

<b>Plan/Programme/Legislation:</b>	Conservation Area Appraisal
<b>Author:</b>	East Staffordshire Borough Council
<b>Document Date:</b>	March 2009
<b>Available at:</b>	<a href="http://www.eaststaffsbc.gov.uk/filedepot_download/51371/1210">http://www.eaststaffsbc.gov.uk/filedepot_download/51371/1210</a>
<b>Summary of document:</b>	
The document evaluates the conservation area of Uttoxeter by zone and recommends strategies for action.	
<b>Key objectives/requirements/conclusions to be taken into consideration in Neighbourhood Plan:</b>	
<p>The key conclusions that can be drawn from the Conservation Area Appraisal are;</p> <ul style="list-style-type: none"> <li>• There is a recognised threat to the character of the 15 different zones with the conservation area.</li> <li>• Loss of historic patterns, views, pedestrian/connection routes should be resisted as the Conservation Area could lose its sense of place.</li> <li>• The appraisal highlight great potential for small scale development over large scale developments.</li> <li>• The strategy for the future of the conservation area emphasises the need to protect the character and appearance of buildings in the future and that proposals that have a negative impact should be refused by the Local Planning Authority.</li> <li>• The overall conclusion coming from the conservation area appraisal is the need to protect and enhance the designated area.</li> </ul>	
<b>How objectives and/or requirements might be considered in the Neighbourhood Plan:</b>	
The Conservation Area Appraisal will be used as evidence when devises policies which relate to the conservation area to ensure that the designation is protected and where possible enhance as suggested in the Appraisal.	

### Summary of Chapter:

#### Economic

##### Economic recovery / employment

- Uttoxeter should support development to assist the economic recovery of the town centre (ESBC Local Plan, 2006).
- ESBC's Pre-Submission Local Plan (2012) allocates 10ha of employment land for Uttoxeter West (Strategic Policy 5).

##### Retail

- Uttoxeter should promote retail growth including; 4,200 sq. m of comparison goods floor space and 4,205 sq. m of convenience goods floor space, across the plan period. (ESBC Pre-Submission Local Plan, 2012)

## Housing

- Strategic Policy 7 of ESBC's Pre-Submission Local Plan (2012) allocates West Uttoxeter as a Sustainable Urban Extension (SUE).
- 17 housing sites are identified within the ESBC's Strategic Housing Land Availability Assessment (SHLAA) which highlights the potential to develop on 106.41 hectares.
- Uttoxeter is at the top of settlement hierarchy within East Staffordshire making it a sustainable location for growth (Settlement Hierarchy Topic Paper, 2012). This is coincided with the need to increase housing to meet future need (Strategic Housing Market Assessment, 2014).
- UNDP needs to consider the identified housing need within the plan which is; single person households, couple households with or without children, extra-care housing and retirement housing. (Strategic Housing Market Assessment, 2014)
- The Conservation Area Appraisal (2009) prioritises small scale development over large scale.
- Strategic Policy 4 of ESBC's Pre-Submission Local plan allocates 1557 houses for Uttoxeter across 4 key sites.
- UNDP should seek to provide affordable housing and types and tenure most appropriate to meet the needs of the local community. (Housing Choice SPD, 2010)

## Transport

- In terms of transport, Uttoxeter has need to develop an integrated transport system. (Design Guide, 2008)
- Uttoxeter also has an identified need for public realms and traffic management improvements including better signage and improved layout for the bus station. (Staffordshire County Council Integrated Transport Strategy, 2014 and East Staffordshire Infrastructure Delivery Plan, 2013).
- The A50 has also been highlighted for improvements including junction improvements and traffic management (East Staffordshire Infrastructure Delivery Plan, 2013).
- UNDP should also seek to maintain services and facilities at the rail station to facilitate connectivity to local jobs (East Staffordshire Infrastructure Delivery Plan, 2013).

## **Social**

### Community and leisure provisions

- Ensure that developments do not cause a burden on existing infrastructure and community provisions. (Local Plan, 2006, ESBC).
- Uttoxeter has moderate access to recreational activities including the National Forest (National Character Area Profile).
- It is believed that Uttoxeter offers a sufficient level of meeting space, libraries and places of worship. (East Staffordshire Infrastructure Delivery Plan, 2013)
- There is a shortfall of sporting facilities including; cricket pitches, rugby pitches and a small need for more football pitches in the rural areas of Uttoxeter. This results in an overall playing pitch deficiency of 8 hectares which takes into account population growth. (East Staffordshire Outdoor Sport Delivery Investment Plan, 2013).

### Education and healthcare provisions

- There is a recognised deficit places for pupils to attend middle and High Schools in Uttoxeter (East Staffordshire Infrastructure Delivery Plan, 2013).



- To meet the need of predicted population growth Uttoxeter will need 3 additional GPs (East Staffordshire Infrastructure Delivery Plan, 2013).

## **Environmental**

### Green Infrastructure

- Green Infrastructure objectives and policies should be not about meeting existing deficits but increase total net gain (GI Study, ESBC, 2008).
- There are no major Green Infrastructure nodes or corridors within Uttoxeter but there are minor nodes and corridors (GI Study, ESBC, 2008).
- Beyond the urban boundary of Uttoxeter there are 7 sites of Biological Importance and limited woodland and ancient woodland (Summary of GI resource, 2008, Faber Maunsell for ESBC).

### Blue Infrastructure

- The properties within a close proximity with the River Dove and River Tean are at risk of flooding. JCB and Brookside Road allocations fall within Flood Zone 3 – an issue for the NDP to deal with (Strategic Flood Risk Assessment Update, 2010).

### Sustainable transport

- Protect the existing path network and improve it by ensure its better signed, maintained and safer to encourage greater use (Right of Way Improvement Plan for Staffordshire).
- Improve the cycle and pedestrian cycle routes, including safety problems particularly around the A518 Town Meadow way, Derby road and the A50(T) (Staffordshire County Council Integrated Transport Strategy, 2014).
- Good transport links makes the settlement of Uttoxeter easily accessible (National Character Area Profile).

### Design

- Responsiveness to character including: Street design, urban structure, street patterns, built form, scale, roof designs, material facades and landscape character (Design Guide, 2008).
- Larger scale development must have regard to; structure and movement, public realm, landscape and open space, urban form and built character, uses, functions and activities and finally biodiversity (Design Guide, 2008).
- Uttoxeter is predominantly made up of post 1880s settlements with a number of pre 1880s settlements, Industrial Complexes, sports fields and other parkland (Historic Landscape Types, Faber Maunsell for ESBC, 2008).
- Uttoxeter has a conservation area encompassing a large part of the town centre (ESBC, 2010).
- The plan should seek to re-use rural buildings (Re-use Rural Buildings SPD, 2010).
- Loss of historic patterns, views, pedestrian/connection routes should be resisted as the Conservation Area could lose its sense of place (Conservation Area Appraisal, 2009).

## 4. Socio-Economic Profile

### 4.1. Introduction

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

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

Most of the data presented in this section has been compiled from the 2011 Census. As census data is provided at the ward level, the data has been combined from Uttoxeter's two wards (Town and Heath) to provide comparable indicators for the whole town. Other data has been taken from:

- East Staffordshire Borough Council's ward profiles.
- The Office for National Statistics' NOMIS website for labour market data.
- Direct.gov.uk for local schools' performance.

### 4.2. Population

#### 4.2.1. Population Figures

The total resident population of Uttoxeter at the time of the last national census (2011) was 13,089, spread across the two local authority wards, Town (6,891 people) and Heath (6,198 people). This comprises 11.5% of the total population of East Staffordshire district.

Between 2001 and 2011 the resident population of Uttoxeter grew from 12,023 to 13,089, an increase of 8.9%. This is slightly lower than the rate of increase for the whole of East Staffordshire (9.46%), but higher than the rate of increase of the population of England (7.9%) between the same years. Uttoxeter may therefore be considered to have a quickly growing population. This growth was concentrated in Town ward, with a 15.3% increase compared to 2.5% increase in Heath ward.

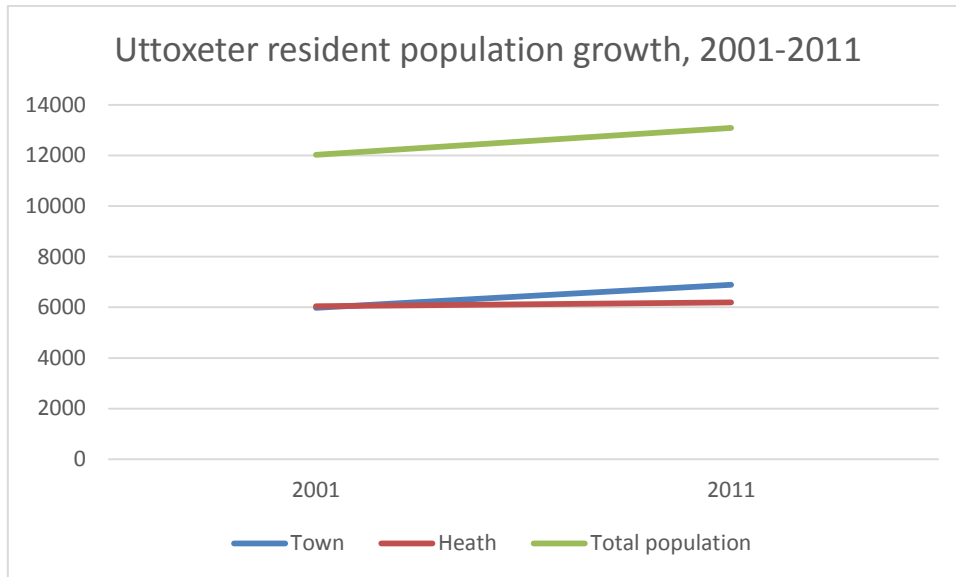


Figure 1: Uttoxeter resident population growth, 2001-2011

#### 4.2.2. Ethnicity

By far the largest ethnic group in Uttoxeter is white ethnicities at 98.2%, with Asian ethnicities at 0.8%, mixed ethnicities at 0.5%, other ethnic groups at 0.3% and black ethnicities at 0.1%. In total, non-white ethnic groups make up only 1.8% of the Uttoxeter residential population, much lower than that of England as a whole (14.6%). (ONS, 2011) This ethnic composition makes Uttoxeter relatively homogenous compared to England as a whole, where white ethnic groups make up 85.4%.

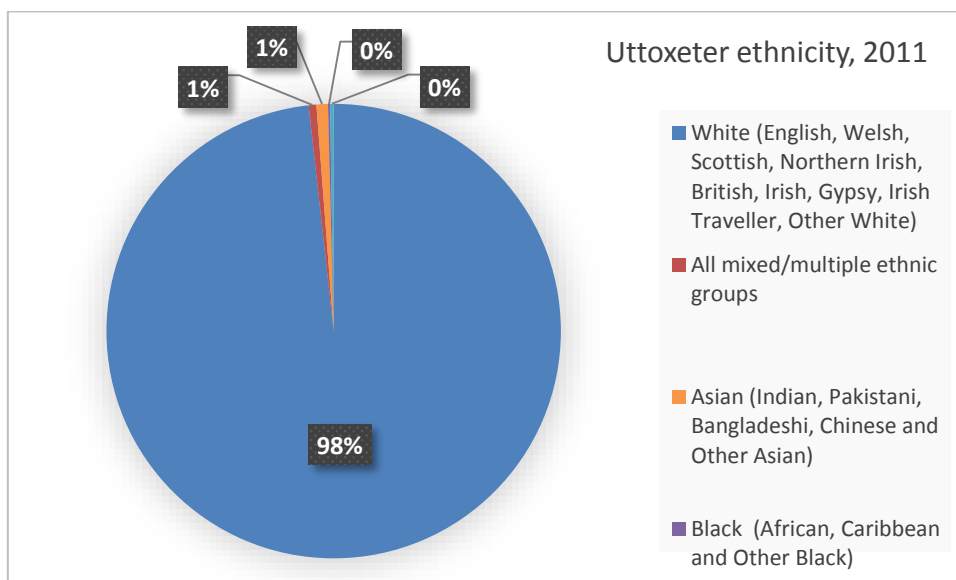


Figure 2: Uttoxeter ethnicity, 2011

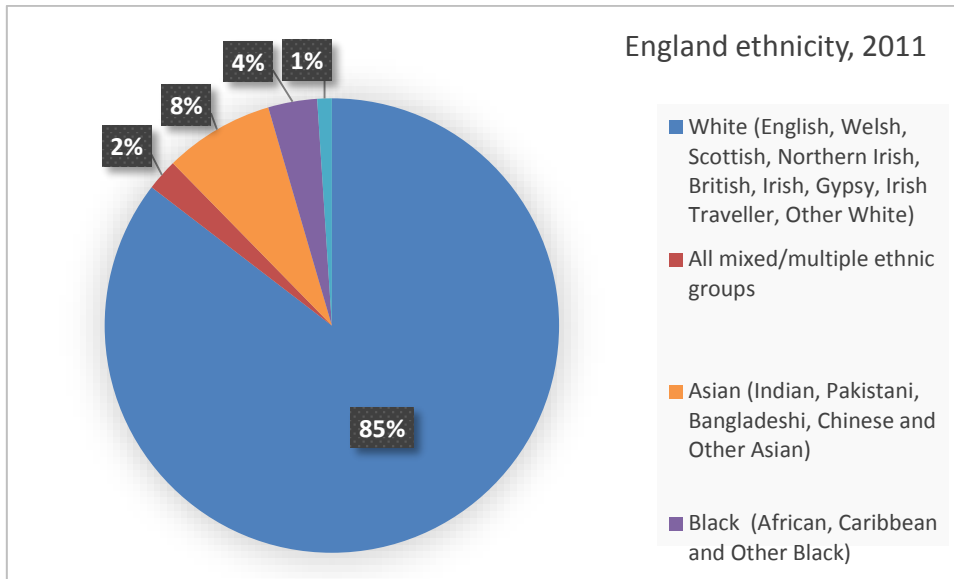


Figure 3: England ethnicity, 2011

#### 4.2.3. Age Structure

It is useful to consider the age structure of the resident population by dividing age groups into bands of ages 0-15, 16-64, and 65 years and over. As of the 2011 Census, the age structure of Uttoxeter is very similar to the age structure of England as a whole, as shown below. Compared to England, Uttoxeter has a very slightly larger proportion of people aged over 65 years, and a very slightly smaller proportion of people aged between 16-64 years. Uttoxeter's population age structure is also very similar to that of East Staffordshire as a whole.

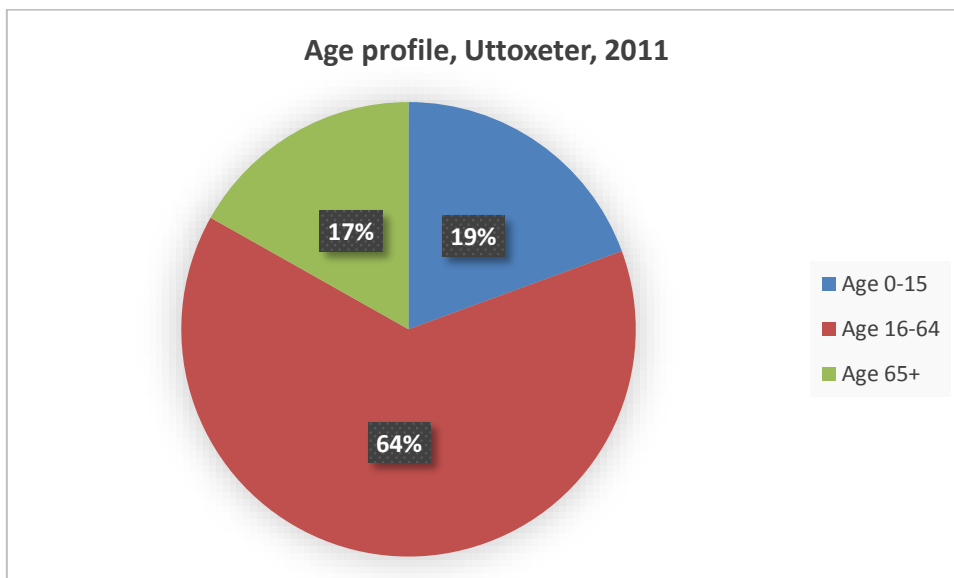


Figure 4: Age profile, Uttoxeter, 2011

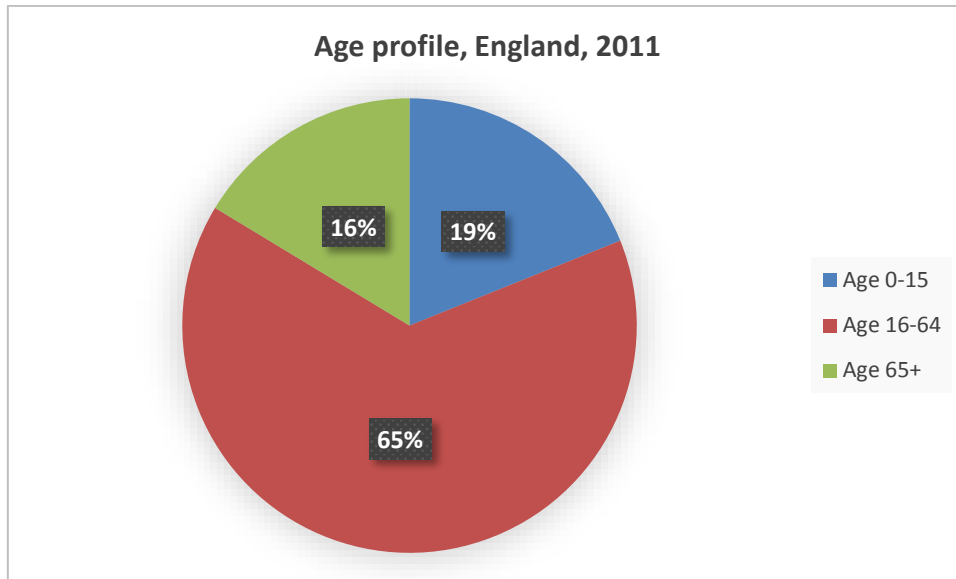


Figure 5: Age profile, England, 2011

#### 4.2.4. Age dynamics

Between the 2001 and 2011 censuses, the percentage of the population aged under 16 years declined by 2.44% (from 21.85% of the population to 19.41%). The percentage of the population between 16 and 64 grew, by 0.93%. The percentage of the population over 64 grew by 1.51%. Uttoxeter can therefore be considered to have a slightly aging population overall.

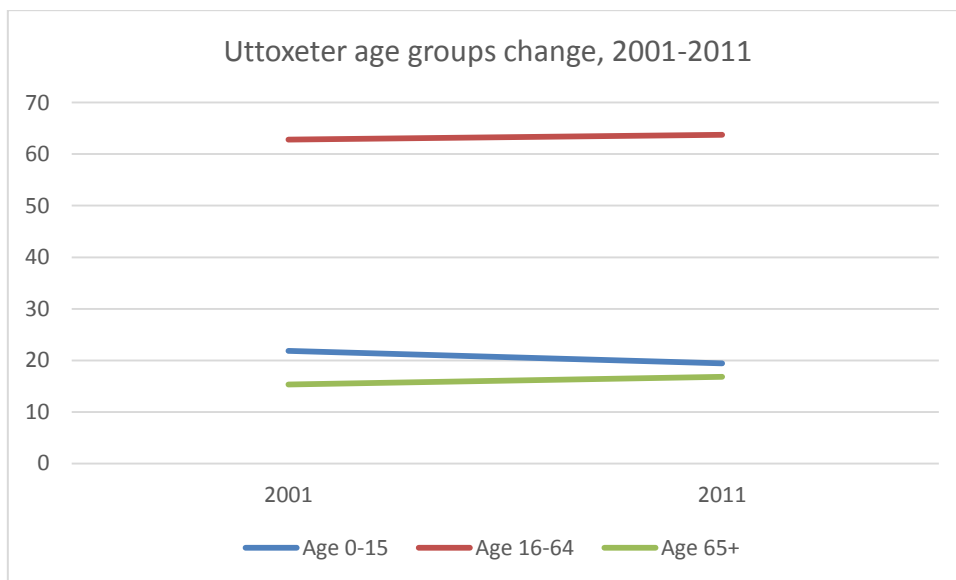


Figure 6: Uttoxeter age groups change, 2001-2011

### 4.3. Economy

#### 4.3.1. Economic Activity

The last Census counted the number of people aged between 16 and 74 who were working or looking for work, providing a measure of whether a person is active participant in the labour market. This also includes people of this age in full-time education. This is described as being 'economically active'.

The 2011 Census found that Uttoxeter had a higher proportion of economically active residents (75% of the total population) compared to East Staffordshire as a whole (71%), the West Midlands (68%) and England (70%).

Of Uttoxeter's economically active population, approximately 50% were in full-time employment, 19% were in part-time employment, 3% were unemployed, and 3% were students. In England, 45% of people were in full-time employment, 17% were in part-time employment, 4% were unemployed and 3% were full-time students. Therefore Uttoxeter has a notably higher proportion of the population in full-time employment than average and slightly higher proportion of people in part-time employment.

Uttoxeter can therefore be considered to be a more economically active place.

#### 4.3.2. Unemployment

Figures from the 2011 Census show that Uttoxeter had a lower rate of unemployment (2.9% of the population) than East Staffordshire as a whole, where the rate of unemployment was 3.8%, than the West Midlands (5.1% unemployed) and England (4.4% unemployed). There wasn't a notable difference in the rate of unemployment between the two wards of Uttoxeter.

#### 4.3.3. Benefit Claimants

The proportion of people claiming benefits is considerably lower in Uttoxeter than in East Staffordshire as a whole, and in Great Britain generally. In May 2014, people claiming Jobseeker's Allowance (JSA) comprised 0.75% of Uttoxeter's residents, lower than East Staffordshire (1.6%) and Great Britain (2.4%). The rate of claimants of all out-of-work benefits (which includes JSA, ESA and incapacity benefits and lone parents) is similarly lower in Uttoxeter than in the whole district and

nationally. As of May 2014, the local rate is 6.6%, lower than 8.1% in East Staffordshire and 10.2% in Great Britain (NOMIS, 2014).

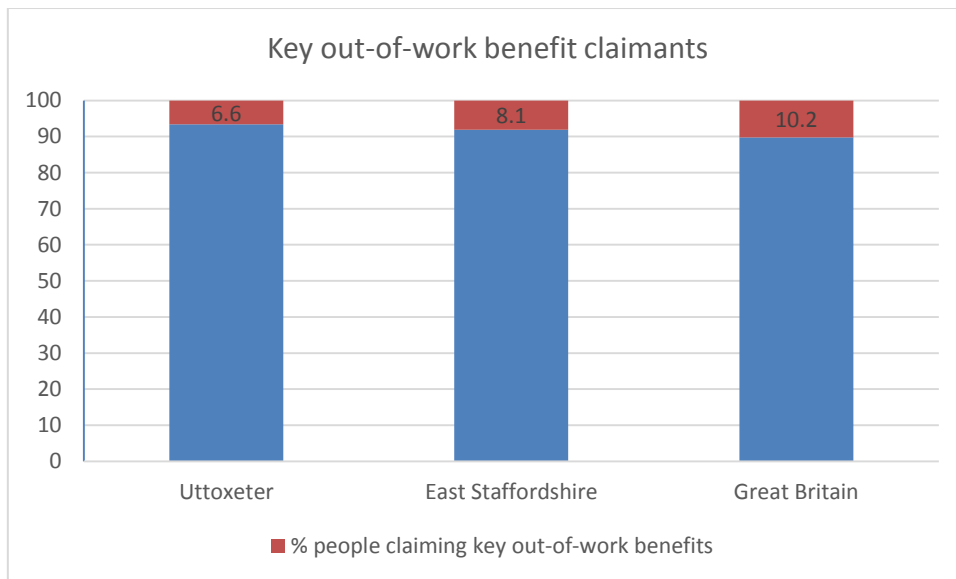


Figure 7: Key out-of-work benefit claimants

#### 4.3.4. Average Income

In 2008, the average monthly household income in Uttoxeter was 1.06% higher than the UK average, at £35,200 compared with £34,832 nationally, but 0.9% lower than the East Staffordshire average, which stood at £35,500. (Town and Heath ward profiles/CACI Paycheck, 2008). The town could therefore be considered to have reasonably affluent on a national scale, but less affluent than average for the local district overall.

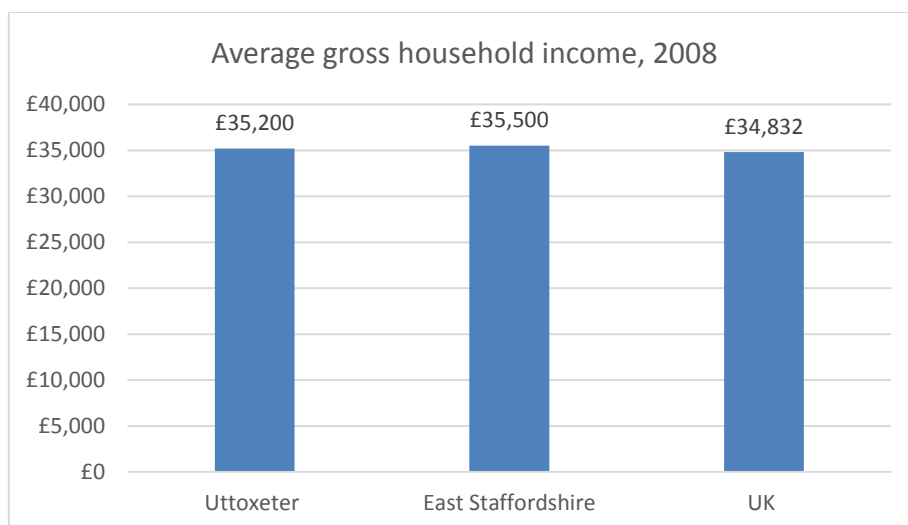


Figure 8: Average gross household income, 2008

#### 4.4. Employment

##### 4.4.1. Sectors of Employment

At the time of the 2011 census, the most common sectors of employment in Uttoxeter were manufacturing (19%) wholesale and retail trade, repair of motor vehicles and motor cycles (15%) and human health and social work (11%). By comparison, the largest employment sector for East Staffordshire, the West Midlands and England was wholesale and retail trade, repair of motor vehicles and motor cycles.

The relative importance of the top five industries by percentage of people employed are shown for the local area, district, region and nation below.

	Rank (and percentage) of people employed in different industry sectors			
	Uttoxeter	East Staffordshire	West Midlands	England
<b>Manufacturing</b>	1st (19%)	2nd (16%)	3rd (12%)	4th (9%)
<b>Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles</b>	2nd (15%)	1st (17%)	1st (17%)	1st (16%)
<b>Human Health and Social Work Activities</b>	3rd (11%)	3rd (12%)	2nd (13%)	2nd (12%)
<b>Construction</b>	=4th (10%)	5th (8%)	5th (7%)	5th (8%)
<b>Education</b>	=4th (10%)	4th (9%)	4th (10%)	3rd (10%)
<b>Total employment by top five sectors</b>	64%	63%	60%	55%

Figure 9: Rank (and percentage) of people employed in different industry sectors

At 19%, the rate of employment in manufacturing was significantly higher than the average for the West Midlands (12%) and England (9%). The rates of employment across the other most common sectors was broadly similar to that at the district, region and national level.

The proportion of people in employment in professional and technical sectors in Uttoxeter is lower in than the national average.

In summary, the breakdown of employment across different sectors of industry is broadly similar to that at other levels, except for the significantly greater importance of manufacturing in Uttoxeter. Employment in Uttoxeter can be considered to have more employment in lower-skilled sectors, with 44% of jobs in: manufacturing; wholesale and retail trade, repairs of motor vehicles and motor cycles; accommodation and food service activities; transport and storage; agriculture, forestry and fishing. This is compared to 36% of jobs in these sectors at the national level.



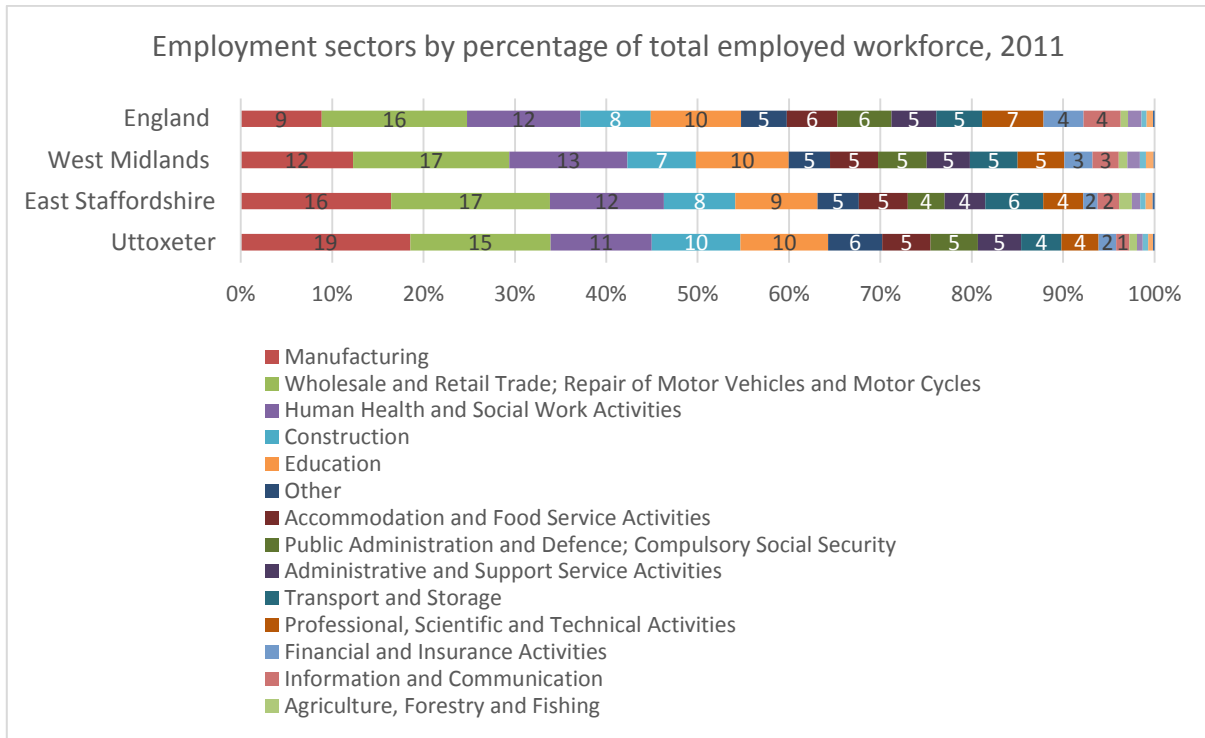


Figure 10: Employment sectors by percentage of total employed workforce, 2011

#### 4.5. Education

##### 4.5.1. Highest Level of Qualification

In Uttoxeter, 26% of people aged 16 and over had no qualifications at all, higher than the national average for England of 22%. People with no qualifications comprise the largest group of seven levels of qualification. 22% of people in Uttoxeter held level 4 qualifications (including degree, higher degree, HNC, HND, professional qualifications) or above, compared to 27% for England as a whole. The proportion of people in Uttoxeter achieving no higher than level 1, 2 and 3 qualifications was slightly greater than the national average.

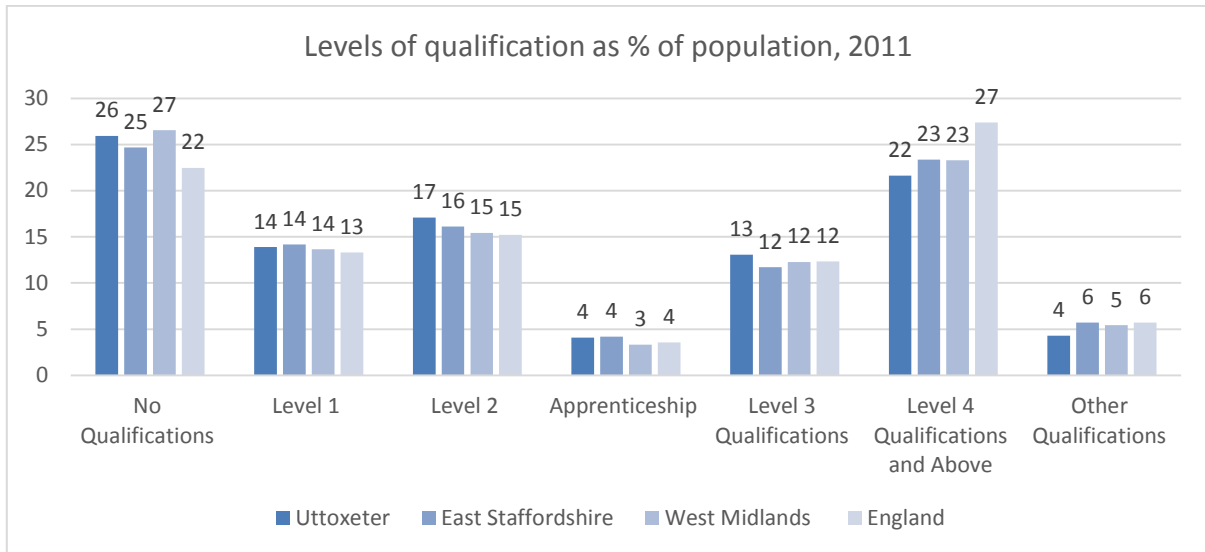


Figure 11: Levels of qualification as % of population, 2011

Broadly, this means that people living in Uttoxeter have generally reached a lower level of qualification than at the district, regional and national level.

There is notable difference in the higher level of qualification achieved by people living in the two wards of Uttoxeter. In Heath, 29% had no qualifications at all, somewhat higher than the 23% of people in Town. In Town, 26% of people have achieved Level 4 qualifications or above, considerably higher than the 17% of people living in Heath. Heath ward would therefore appear to have a less well education population than Town ward.

#### 4.5.2. Schools

In the town there are seven state schools, comprising one primary school, three first schools, two middle schools and a single high school. These are all located in the centre and the north of the town, with no schools in the residential part of town south of Old Knotty Way. Overall, schools in the area perform very similarly to the national picture on Ofsted ratings, with:

- 40% of local schools being rated good, slightly lower than 43% nationally
- 39% being rated satisfactory, slightly higher than the national figure of 37%
- 9% of schools being rated inadequate, slightly higher than the national figure of 8%
- The proportion of schools rated outstanding was 13%, the same as the national average.

Other performance measures, including Key stage 2 maths and English, achievement of 5+ A\*-C grades at GCSE are again very similar to the national average. Post-compulsory achievement appears

slightly lower than average, with an average score of 669.1 points per student at A/AS level and equivalent, compared to the national average of 744.8 points per student. (Direct.gov.uk Schools Finder, 2015).<sup>1</sup>

#### 4.6. Housing

##### 4.6.1. Average House Prices

Overall, average house prices are considerably lower in Uttoxeter than the average for East Staffordshire. The average price for all dwelling types was £162,669 between 2009 and 2012, compared to the average for the district at £175,361. Detached houses in Uttoxeter sold on average for £220,156, compared to £267,314 in East Staffordshire.

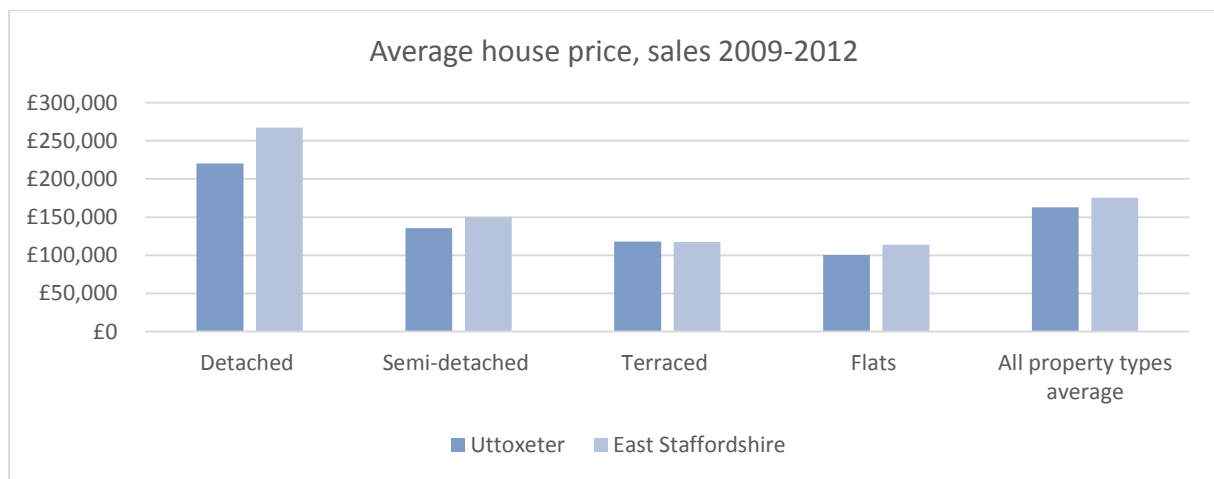


Figure 12: Average house price, sales 2009-2012

##### 4.6.2. Council Tax Bands

A large majority of dwellings (78%) in Uttoxeter were in the lowest three Council Tax bands (A B and C) at the time of the 2011 Census. This is considerably more than in the whole of England (66%) and slightly higher than at the district and regional level (74% and 76%). Only 1.5% of dwellings in Uttoxeter are in the top two council tax bands, compared to 4% of dwellings in England.

<sup>1</sup> <http://schoolsfinder.direct.gov.uk/school-location-search-results/?searchString=ST14+7HT&distanceValue=1&ddlAgeRange=&ddlFundingType=&ddlGender=&specialismPrimary=-1&specialismSecondary=-1&sbtFindSchools=Find+schools>

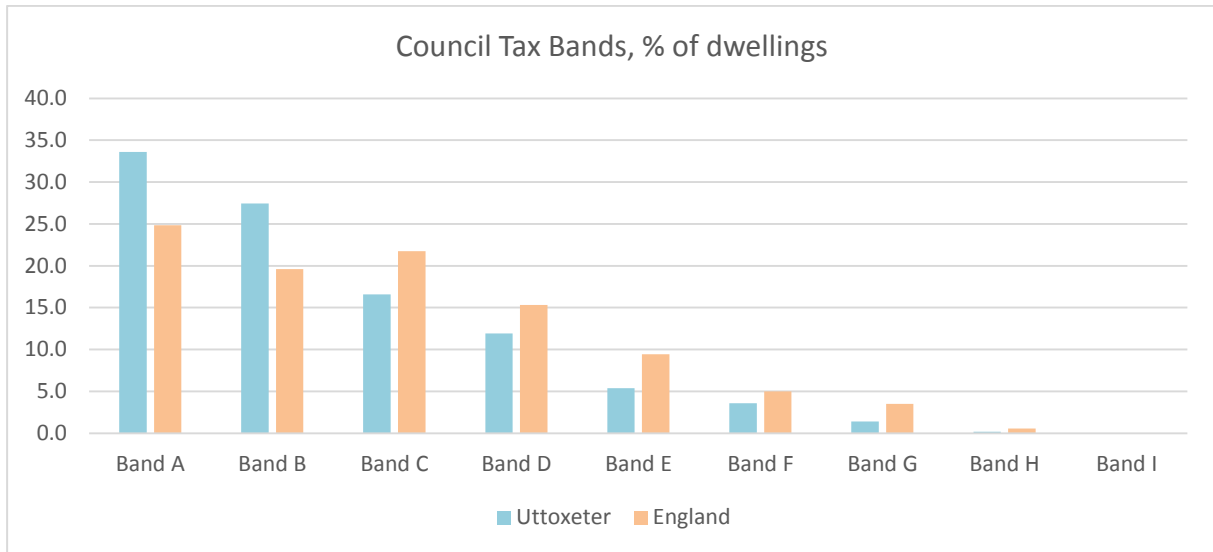


Figure 13: Council Tax Bands, % of dwellings

In summary, these differences in council tax ratings suggest that residential property is generally of lower value in Uttoxeter than nationally.

#### 4.6.3. Housing Tenure

A significantly greater proportion of households are in owner-occupied tenures than the national average, at 72% of households compared to 63% for England. 13% of households in Uttoxeter are in socially rented properties, notably lower than the England total of 18%. This may be considered to be reflective of the lower proportion of residents claiming work-related benefits in Uttoxeter.

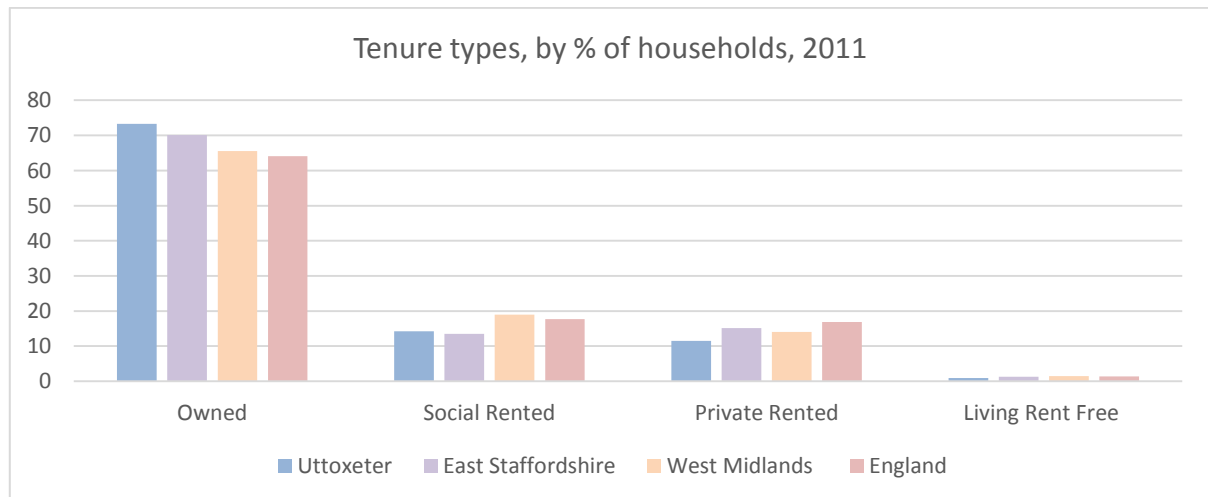


Figure 14: Tenure types, by % of households, 2011

#### 4.6.4. Household Structure

Household structure describes the living arrangements that exist in different households, such as families, couples without children, and single people living alone. Couples without dependent

children comprise the largest group of households, one person households the second largest group, and couples with dependent children the third largest groups (Census 2011). This may suggest that housing provision should be directed to prioritise the needs of these groups. This profile is broadly similar to the makeup of household types in East Staffordshire and England as a whole.

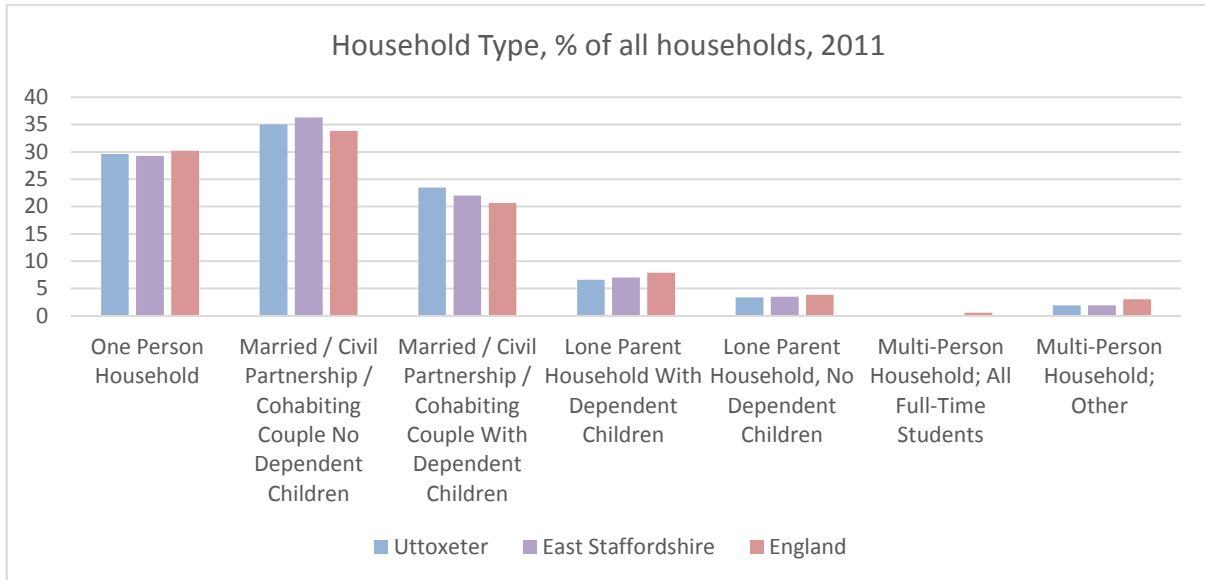


Figure 15: Household Type, % of all households, 2011

#### 4.6.5. Types of Dwelling

The profile of types of dwellings in Uttoxeter is distinct from the national average. Houses and bungalows make up 90% of dwellings in the town, compared to 78% of dwellings in all of England.

Flats, maisonettes and apartments make up 10% of dwellings in Uttoxeter, compared to 22% of the national housing stock. Given that the proportion of one-person households in Uttoxeter, is similar to that nationally, this may suggest a local under-provision of flats and apartments.

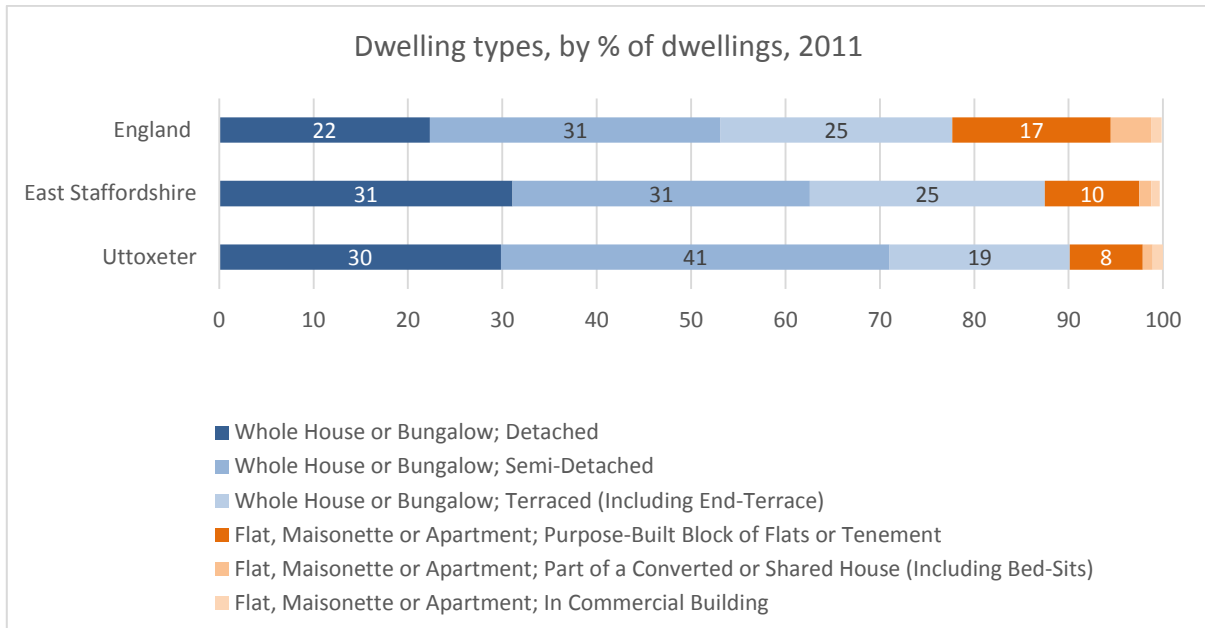


Figure 16: Dwelling types, by % of dwellings, 2011

#### 4.7. Transport and Access to Services

##### 4.7.1. Method of Travel to Work

Of people aged between 16 and 74, 68% travel to work (as opposed to not being in employment, or working from home).

Of these, 54% travel by car, motorbike, moped or scooter, much higher than the 41% average for England. 2% travelled by bus, minibus, coach, rail or light rail/metro, much lower than the England average of 11%. 12% travelled by bicycle or walking, slightly higher than the England average of 9%.

Increasing local employment opportunities may also reduce the need for local people to travel to work by private vehicle. Better provision to nearby employment centres may also encourage greater uptake of travel modes besides private car.

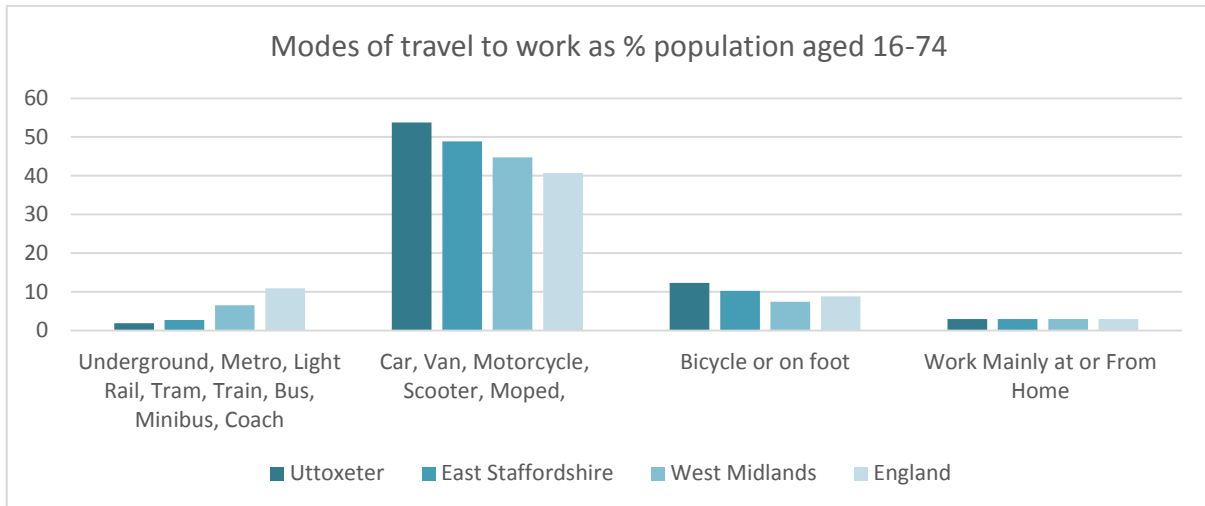


Figure 17: Modes of travel to work as % population aged 16-74

#### 4.7.2. Car Ownership

81% of households in Uttoxeter at least one car or van, notably higher than the England average of 74%. Only 19% of Uttoxeter households have no car or van, lower than the 26% of households in all of England. Uttoxeter can therefore be considered to have a slightly higher rate of car ownership than the national average, perhaps reflecting the rural location of the town.

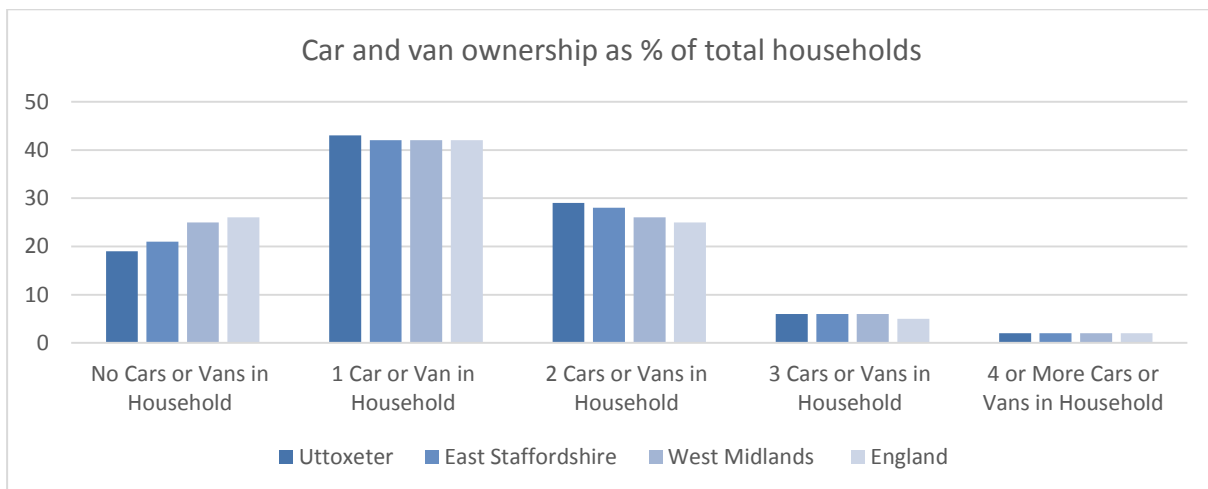


Figure 18: Car and van ownership as % of total households

If taken as a measure of affluence and deprivation, the level of car ownership in Uttoxeter would indicate that people in the town are generally better off than in East Staffordshire, the West Midlands and in England, as more people in Uttoxeter are able to afford cars. Alternatively, the higher level of ownership may be borne from necessity, due to the rural location and people’s need to drive to work.

#### 4.7.3. Access to Services

Uttoxeter enjoys reasonably good public transport provision. Bus services to Burton, Hanley, Cheadle, and Stafford run at once per hour during daytime working hours. Uttoxeter train station provides hourly connections to Stoke-on-Trent Derby, Crewe, Kidsgrove and Alsager.

Section 7 of this study provides details on the provision of shops, other commercial services, and community services in Uttoxeter.

#### 4.8. Health

##### 4.8.1. General Health

The 2011 census asked residents to rate their own general health as one of five categories. 47% of residents in Uttoxeter described their health as either Very Good, 35% as Good, 13% as Fair, 3% as Bad and 1% as Very Bad. This is very similar to the self-reported health of residents in the whole of East Staffordshire, the West Midlands and England.

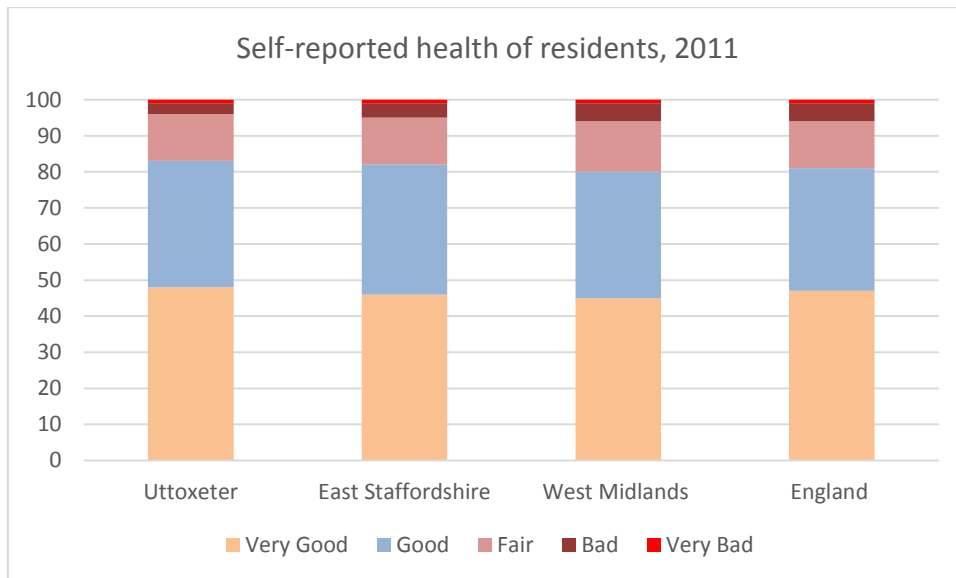


Figure 19: Self-reported health of residents, 2011

By residents' own assessments, Uttoxeter does not appear to have a significant incidence of bad health, relative to the national average. However, other measures of health indicate slightly higher levels of health-related deprivation in Uttoxeter than national averages:

- Male life expectancy in Uttoxeter was 77.4 years, notably lower than the England average of 78.3. However, at 77.4 years, male life expectancy specifically in Heath was much closer to the national average than that in Town ward, at 75 years.
- Female life expectancy in Uttoxeter was 82.3, the same as for the whole of England.
- The mortality rate (the number of deaths per 100,000 of the local population between 2006-2010) in Uttoxeter was 604 deaths, higher than the England average of 566 deaths.
- Premature mortality resulting from cardiovascular disease (deaths per 100,000 people between 2006-2010) was notably higher in Uttoxeter, at 83 deaths, than the England average



of 71 deaths. However, the rate in Heath ward alone was significantly higher, at 96 deaths, than for Town ward, which was actually slightly lower than the England average at 70 deaths per 100,000 people.

- Premature mortality resulting from cancer disease (deaths per 100,000 people between 2006-2010) was slightly higher in Uttoxeter, at 116 deaths, than the England average of 112 deaths.

(All four indicators taken from East Staffordshire Health and Wellbeing Profile 2012).

#### 4.8.2. Health Summary

In summary, the picture of public health in Uttoxeter (at the time of the indicators surveyed for the Health and Wellbeing Profile 2012) was slightly worse than the national average, at least by the indicators noted above.

### 4.9. Deprivation

#### 4.9.1. Index of Multiple Deprivation

The 2010 Indices of Multiple Deprivation makes it possible to compare deprivation in different parts of England by scoring small areas on seven factors of deprivation. These are income, employment, health and disability, education skills and training, barriers to housing and services, crime and the living environment. For the purposes of understanding deprivation at the local level, England is divided into a total of 32,482 small areas (these are known as lower-level super output areas or LSOAs, derived for dealing with census data). These typically comprise a small number of streets. Each LSOA is given an overall multiple deprivation score by combining the ratings for each deprivation factor, with a lower score indicating greater deprivation.

The 32,482 LSOAs are then ranked into the index of multiple deprivation to show the relative deprivation across England, with the most deprived area at number 1 and the least deprived area at number 32,482.

The index shows that Uttoxeter has areas that are relatively deprived and some that are much less deprived. The town is divided into eight LSOAs which rank at different places in the index of multiple deprivation.

Three of these, at the north and east sides of the town rank relatively high on the index, at 12,790, 12,879 and 14,823. In contrast, the western part of the neighbourhood south of Old Knotty Way is one of the least deprived areas in the country, ranking at 31,249 out of 32,482.

If Uttoxeter was a single entry on the index of deprivation, on average its rank would be exactly 20000. As a whole it can therefore be considered to rank slightly outside the third least deprived places in England.

#### 4.10. Crime

##### 4.10.1. Crime Types

Statistics from Staffordshire Police provide a profile of crime occurring in Uttoxeter. For the twelve months to February 2015, the following numbers of crimes were reported.

Crime type	Number of occurrences	Percentages of crimes committed
Anti-social behaviour	367	36.59%
Violence and sexual offences	200	19.94%
Criminal damage and arson	129	12.86%
Other theft	115	11.47%
Burglary	48	4.79%
Shoplifting	47	4.69%
Vehicle crime	34	3.39%
Drugs	20	1.99%
Public order	17	1.69%
Bicycle theft	11	1.10%
Other crime	11	1.10%
Robbery	3	0.30%
Possession of weapons	1	0.10%

Figure 20: Breakdown of crimes recorded in Uttoxeter, March 2014-February 2015

It is clear that the most significant categories of crime are anti-social behaviour, violence and sexual offences, criminal damage and arson, and theft. Of these types of crime,

Of a total of 65 crimes reported in February 2015, there were 25 occurrences of ASB, with hotspots in the town centre and in residential areas on the northern edge of the town. 11 occurrences of violence and sexual assault, again with a spike around the town centre. 8 incidents of criminal damage and arson, mostly around the residential areas towards the north and west edges of the town. There were five incidents of 'other theft', most of which occurred in the town centre.

#### Summary of chapter:

**Population:** Demographically, Uttoxeter is characterised by a population that has grown faster, is far less ethnically diverse, and is slightly and increasingly older, than the national average.

**Economy:** Uttoxeter is, relatively speaking, a slightly more economically active place than the district, region and nation. A higher proportion of the local population were in employment at the time of the last census. Uttoxeter experienced a lower rate of unemployment and a significantly lower rate of out-of-work benefits claims. The mean income in Uttoxeter was slightly higher than the national average.

**Employment:** The employment profile of Uttoxeter broadly follows the national picture, with most people employed across the five sectors of: manufacturing, wholesale / retail trade, vehicle repair; health and social work; construction; education. The local profile differs from that of England in the significantly greater contribution that jobs in manufacturing make to Uttoxeter.

**Education:** Broadly, people aged 16 and over in Uttoxeter have a slightly lower level of educational qualification than the national average. A larger percentage of people in Uttoxeter have no qualifications at all, and less people have high-level qualifications than in England as a whole.

**Housing:** House prices in Uttoxeter are significantly lower than the average for the district. Council tax bands indicate that lower-valued houses make up a larger proportion of the local housing stock than in England as a whole. A comparison of household types and housing tenure mix indicates there may be a need for greater provision of flats and apartments to meet the needs of single people living alone.

**Transport:** Car ownership and usage is somewhat higher in Uttoxeter. More people travelling to work travelled by private vehicle than in other places, with significantly less people travelling to work by public transport modes. There may be a need to support people to make greater use of more sustainable modes of transport.

**Health:** Health indicators suggest that public health is generally slightly worse in Uttoxeter than the national average. The general mortality rate and the mortality rate from cardiovascular disease and from cancer were higher than the national average.

**Deprivation:** As a whole, Uttoxeter ranks just outside the top-third of least deprived places in England. However there is variation in deprivation cross the town, with pockets of considerably higher deprivation. One of the eight areas used to report deprivation indices ranks as one of the least deprived in England.

**Crime:** Occurrence of crime in Uttoxeter is mostly concentrated in the town centre and residential areas to the north and west of the town. The most common forms of crime

### Key Findings:

- Despite being a relatively small town, Uttoxeter shows considerably internal complexity, in terms of issues including deprivation, mortality, life expectancy, population growth and education levels
- Uttoxeter is, relative to national averages, a reasonably affluent place, with higher levels of employment, lower benefit claimants, and slightly higher average incomes. Jobs in manufacturing are more important in Uttoxeter than in the nation as a whole. Overall,

fewer people resident in Uttoxeter appear to be employed in high-skills occupations than on average nationally.

- The existing housing stock in Uttoxeter may be mismatched to its demographic profile. An ageing population and a high proportion of single people living alone suggests the need for a greater proportion of smaller dwellings than currently exists.

## 5. Shops and Services

### 5.1. Introduction

5.1.1. This section provides shops and retail assessment includes use class analysis, vacancy rate analysis and a home town and clone town assessment. Where appropriate this was undertaken for both the town centre and the whole plan area to allow patterns to be easily analysed. The data analysed within the following section was collected on a site visit in February 2015.

5.1.2. The section also addresses the provision of public services in the town.

### 5.2. Use classes

#### 5.2.1. Town centre use classes

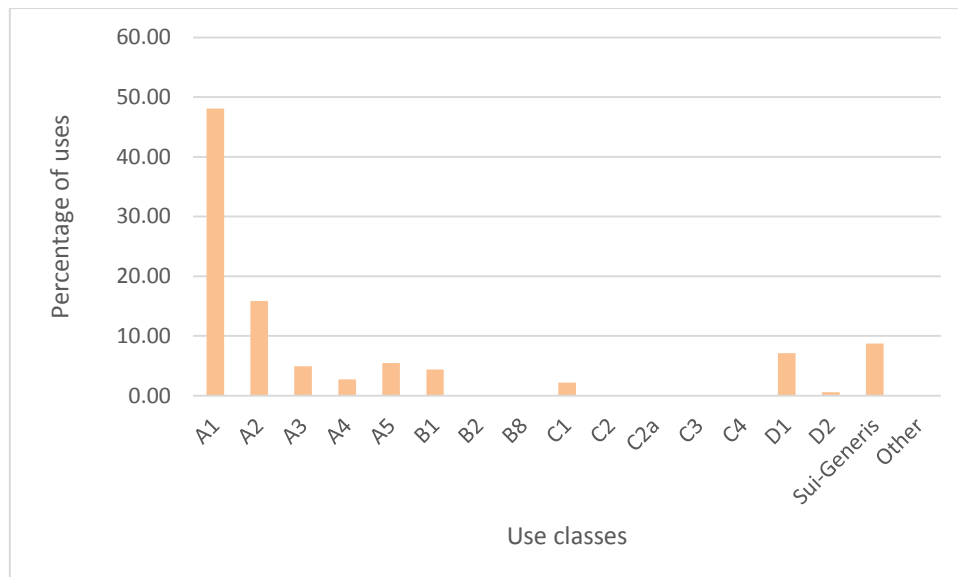


Figure 21: Town centre use classes as surveyed in February 2015

5.2.2. Within the town centre 48.1% of units are A1 (shops) which indicates a strong retailing town centre. Secondly, as expected A2 (Financial and Professional Services) is the second highest use class which accounts for 15.9% of all units. Finally, the data analysis highlights a low percentage of employment uses in comparison to what would be expected within a town centre. Coincided with the observations made on the site visit this may be a result of vacant first floor units.

**5.2.3. Use classes for outer town centre area**

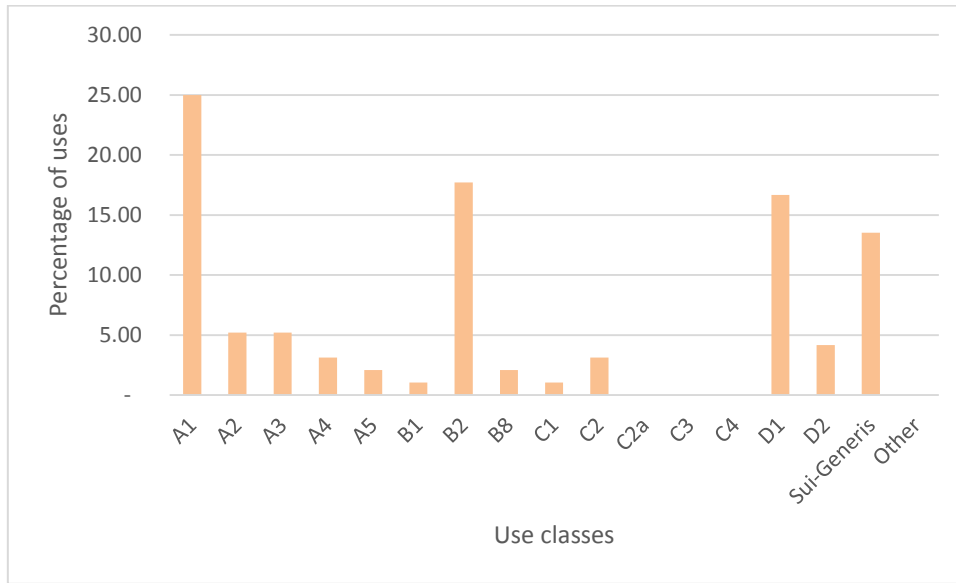


Figure 22: Outer town centre use classes as surveyed in February 2015

5.2.4. In terms of the entire plan area A1 (shops) still remains the most prominent because of the shops serving the surrounding rural area. The most notable difference between the town centre and the entire plan area is that B2 (General Industrial) and D1 (Non-residential institutions) uses are significantly higher. A large proportion of the B2 uses are clustered in the Dove Field Industrial Estate providing local employment, whereas D1 uses are fairly dispersed throughout the area.

**5.3. Vacancy Rate**

5.3.1. The vacancy rate for Uttoxeter Town centre is 12.44% which is marginally higher than the national trend of 10.1% (July, 2014). However, nearly one third of these vacant units are clustered within the Maltings where 9 out of the 24 units are vacant (37.5%). This clearly highlights a problem area within the town as the other vacant units are fairly dispersed throughout Uttoxeter. In terms of the High Street the current vacancy (February, 2015) is 11.90% which is marginally below the national average and such rate provides opportunity for economic movement within the centre. Finally, the vacant rate for the entire Neighbourhood Plan area is 9.39% which again is lower than the national average.

**5.4. Home Town/Clone Town Assessment**

5.4.1. The Home Town/Clone Town assessment has followed a similar methodology to that undertaken by nef. This involves categorising shops into 26 different types as well as marking

whether there independently owned or a chain store. The following mathematical sum is carried out to provide a town or street with a rating to identify if it is a home town or a clone town.

$$\frac{\text{Total number of independent stores} + 75}{\text{Total number of shops}} + \text{Number of shop types}$$

The rating can be placed on a scale whereby: 50 or below is a Clone Town, 50-65 is a Border Town and 65+ is a Home Town. Uttoxeter’s Home Town/Clone Town assessment was undertaken for 3 zones within the Neighbourhood Plan area to highlight any trends or patterns. The 3 zones were:

1. High Street and The Maltings
2. Market Place, Market Street and Bridge Street
3. All out-of-town shops

#### 5.4.2. Clone Town Ratings

Zone	Clone Town Score
1. High Street and The Maltings	47.82
2. Market Place, Market Street and Bridge Street	67.66
3. All out-of-town shops	44.09

Figure 23: Clone Town Ratings for three areas

5.4.3. Zone number 2 (Market Place, Market Street and Bridge Street) scored the highest with a rating of 67.66 which means it is a Home Town. This zone scored highly on the assessment despite only having 11 different types of shops in comparison to the High Street and Maltings which had 14. Zone 2 scored highly on the assessment because of the significant number of independent shops which are predominately:

- Restaurant/takeaway/fast-food/coffee shop
- Professional (insurance, accountancy, legal, etc.)
- Barbers/ hair salons/ beauticians and cosmetics.

5.4.4. Both zone 1 and 3 scored below 50 and therefore are classed as Clone Towns. Zone 1 was affected by the Maltings which reduced the rating as a result of the number of chain stores

which were predominantly food retailers and charity shops. The Maltings offers little variation in comparison to the High Street which has a wider range of independent shops. Finally, zone 3 covered all out of town shops and this received the lowest score out of the 3 zones. This zone was predominantly affected by the development on Town Meadows Way which consists of mainly larger chain stores. The independent stores within the zone were predominantly made up of:

- Mechanics/car accessories retails and petrol station
- Food retailers
- Restaurants, takeaways, fast food outlets and coffee shops
- Pubs and bars

5.4.5. Furthermore, an additional assessment was carried out to identify the percentage of independently owned and chain store shops across Uttoxeter. From this it was highlighted that 60.22% of all units are independent owned and 39.78% are chain stores. This percentage is higher within the town centre where 64.29% of shops are independent.

## 5.5. **Location and Concentration of Shops and Services in the Town Centre**

5.5.1. Figures 24 (page 57) and 25 (page 58) below illustrate the geographical location of shops, services and other commercial uses in the town centre and in the whole of Uttoxeter.

5.5.2. Figure 24 illustrates the following characteristics of the town centre: The town centre core (centred on High Street, the Maltings, Carter Street, Market Place and Market Street) is dominated by retail, financial and professional services, and food and drink establishments of various types.

5.5.3. Drinking establishments are mostly clustered at the south of the town centre, around Market Place. Companies offering financial and professional services (e.g. banks, estate agents) are concentrated around Market Square and the eastern part of Carter Street. Whilst the High Street has a number of such businesses, it is generally retail-led in use. Office buildings in the town centre (B1 use class) are limited to a cluster along Church Street. Community services (places of worship, education, medical services and the library) are located around the edge of the town centre core.



5.5.4. There are three clusters of vacant commercial properties: at the Maltings; on the north and east sides of Market Place; and on the north side of Carter Street.

5.6. **Shops, businesses and services outside the Town Centre**

5.6.1. Figure 25 illustrates the location of shops, other commercial services and community services across the entire town. It is clear from the two maps that retail services are very strongly concentrated in the town centre and at the Dove Field retail park. There is limited provision outside the town centre, with only small sub-centres of shops and/or cafes and restaurants at: the junction of New Road and Cheadle Road; the A50/Ashbourne Road junction; and the A50/Derby Road junction. There are very few shops and commercial services in the area south of Old Knotty Way / Stafford Road (A58), known as Birdland, comprising one minimart style shop and one pub.

5.7. **Community services**

5.7.1. There is a concentration of schools at the west of the town centre, at a distance from the residential areas at the far north and south of the centre of the town. Sports facilities and public green spaces are also located here. In this way the area around Stone Road forms something of a hub for community services. In addition, Thomas Alleyne's High School is just outside the town centre at the north-east, and Tynsel Parkes CoE First School is located to the centre of the Heath area. Heath Community Centre is nearby on Holly Road.

5.7.2. Provision is relatively poor towards the western and northern edges of the residential areas, and. As with shops, provision of community services in the Birdland area is poor, given that a substantial proportion of the homes in Uttoxeter are located here. There are no community facilities, schools or places of worship south of the A58.

5.7.3. Medical services, including GPs and dentists, are also concentrated in the town centre. There is no hospital in Uttoxeter, the closest being at Cheadle, Ashbourne and Burton.

5.8. **Businesses and industry**

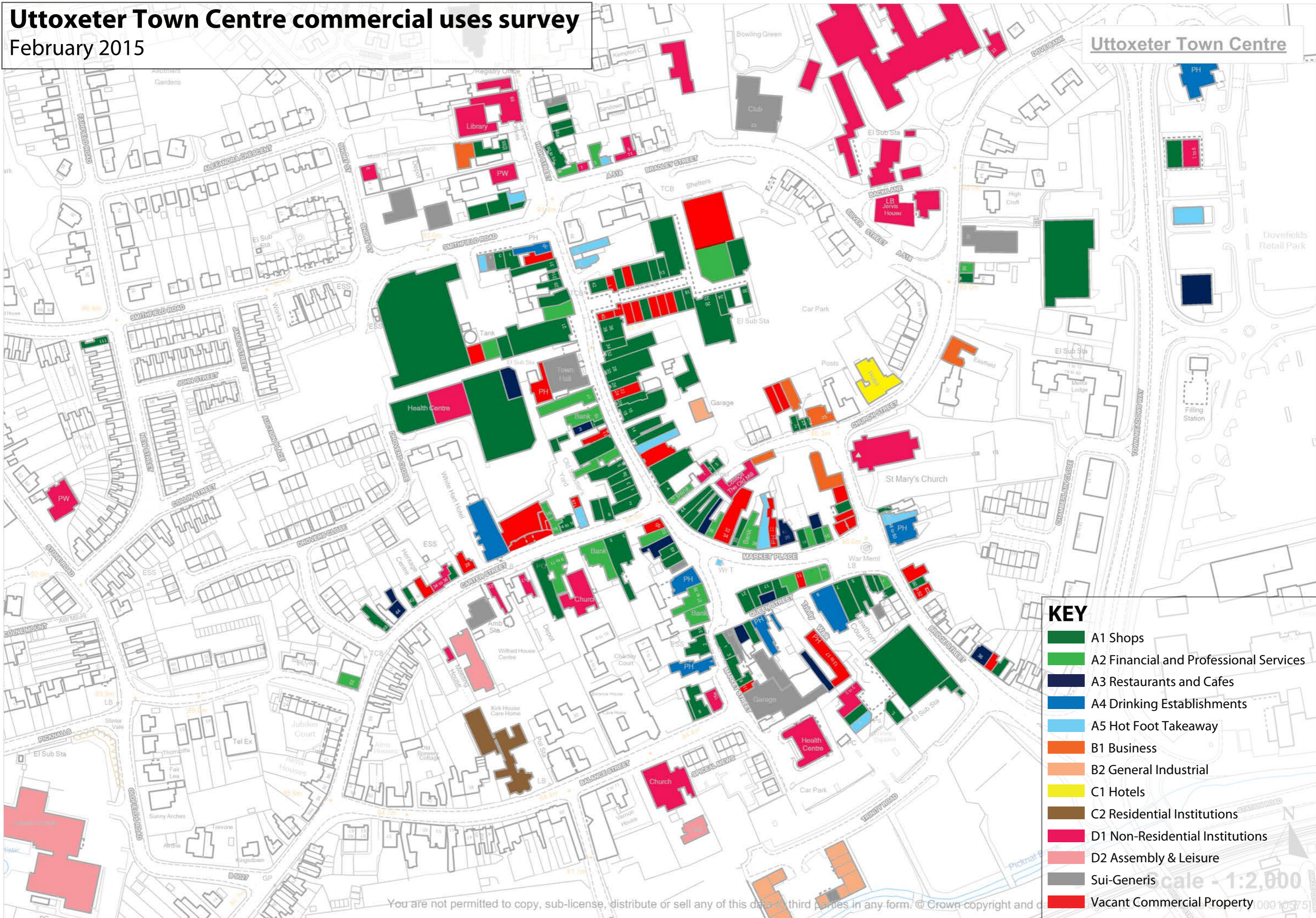
5.8.1. There are three areas of light industry in the town. These are the Dove Fields Industrial Estate east of the town centre, Bridge Street Industrial Estate, and the Pennycroft Lane site. Dove Fields appears to have capacity for further future expansion.

Figure 24: Town Centre commercial uses survey, February 2015

# Uttoxeter Town Centre commercial uses survey

February 2015

Uttoxeter Town Centre



**KEY**

- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Foot Takeaway
- B1 Business
- B2 General Industrial
- C1 Hotels
- C2 Residential Institutions
- D1 Non-Residential Institutions
- D2 Assembly & Leisure
- Sui-Generis
- Vacant Commercial Property

Scale - 1:2,000

00010575

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Figure 25: Plan of all services and businesses, February 2015

# Uttoxeter plan of all services and businesses

February 2015

## Schools and Education

- E1. Uttoxeter Academy
- E2. Thomas Alleyne Academy
- E3. Elveden Pre School
- E4. Pupil Referral Unit
- E5. St Joseph's CoE Primary School
- E6. Picknall's Primary School
- E7. Windsor Park School
- E8. Tynsel Parkes CoE First School
- E9. Oldfields Hall School

## Sports and Leisure

- S1. Leisure Centre
- S2. Race Course
- S3. Golf Course
- S4. Oldfields Sports and Social Club / Uttoxeter FC and RFC
- S5. Cine Bowl
- S6. Uttoxeter Gymnastics Club
- S7. Gym and Tonic
- S8. Big Top Fun Centre

## Public and Community

- C1. Town Hall
- C2. Library
- C3. Fire Station
- C4. Police Station
- C5. Ambulance Station
- C6. Heath Community Centre
- C7. Wilfred House
- C8. Post Office
- C9. Redferns Cottages
- C10. British Legion Club
- C11. Happy Hours Day Nursery
- C12. Cheeky Monkey Day Nursery

## Places of Worship

- W1. Quakers Meeting House
- W2. United Reform Church
- W3. Uttoxeter Pentecostal Church
- W4. St Mary the Virgin
- W5. Methodist Church
- W6. Dove Evangelic Church Clinic

## Medical and Therapeutic

- M1. Balance Street Health Centre
- M2. Whitecross Dental Centre
- M3. Uttoxeter Dental Practice
- M4. The Staffordshire Clinic (dentist)
- M5. Co-Operative Pharmacy
- M6. Carter Street Denture Clinic
- M7. Physiotherapy and Sports Injury Centre
- M8. Chiropractic Clinic
- M9. Cherry Hill Osteopathic

## Industry

- IN1. Hawksworth Design and Print
- IN2. Trade Fast Distribution
- IN3. Tippers Tool Hire
- IN4. Tuffa UK
- IN5. AP Pavers
- IN6. Spaciotempo UK
- IN7. AFS Earthmoving Aggregates
- IN8. West Midland Shoe Co.
- IN9. EfecTech
- IN10. Hand-Cooked Crisps
- IN11. Gwyn Davies Recycling
- IN12. Foxes Biscuits
- IN13. Omnia HV Rail
- IN14. ACP Concrete

## Food and Drinking

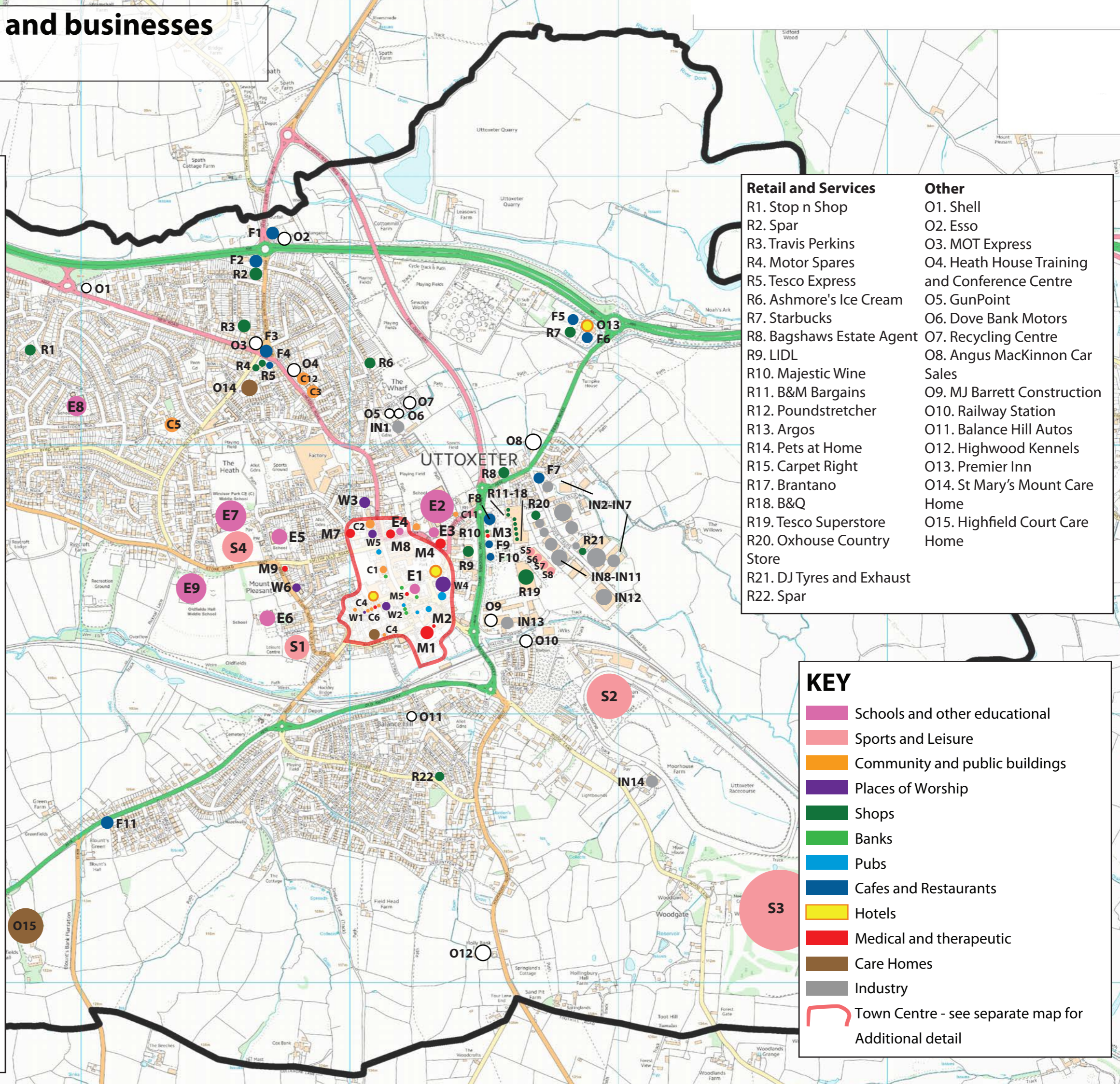
- F1. McDonalds
- F2. Little Chef
- F3. Three Tuns pub
- F4. Delicious House Chinese
- F5. Burger King
- F6. The Water Bridge restaurant
- F7. Stan's Cafe
- F8. The Dapple Grey pub
- F9. KFC
- F10. Frankie & Benny's
- F11. The Plough Inn

## Retail and Services

- R1. Stop n Shop
- R2. Spar
- R3. Travis Perkins
- R4. Motor Spares
- R5. Tesco Express
- R6. Ashmore's Ice Cream
- R7. Starbucks
- R8. Bagshaws Estate Agent
- R9. LIDL
- R10. Majestic Wine
- R11. B&M Bargains
- R12. Poundstretcher
- R13. Argos
- R14. Pets at Home
- R15. Carpet Right
- R17. Brantano
- R18. B&Q
- R19. Tesco Superstore
- R20. Oxhouse Country Store
- R21. DJ Tyres and Exhaust
- R22. Spar

## Other

- O1. Shell
- O2. Esso
- O3. MOT Express
- O4. Heath House Training and Conference Centre
- O5. GunPoint
- O6. Dove Bank Motors
- O7. Recycling Centre
- O8. Angus MacKinnon Car Sales
- O9. MJ Barrett Construction
- O10. Railway Station
- O11. Balance Hill Autos
- O12. Highwood Kennels
- O13. Premier Inn
- O14. St Mary's Mount Care Home
- O15. Highfield Court Care Home



## KEY

- Schools and other educational
- Sports and Leisure
- Community and public buildings
- Places of Worship
- Shops
- Banks
- Pubs
- Cafes and Restaurants
- Hotels
- Medical and therapeutic
- Care Homes
- Industry
- Town Centre - see separate map for Additional detail

### Summary of Chapter:

Uttoxeter is fairly typical to other town centres in terms of the use classes found within the centre, however it has a higher number of independent stores out of the centre serving the rural countryside. Furthermore, Uttoxeter has a number of independently owned shops particularly within Market Place, Market Street and Bridge Street. Even though the other zones fall below the Border Town threshold it is at the upper end of the clone town rating and there is opportunity to improve this rating through the utilisation of vacant units. Finally, the vacancy rate within the Town Centre of Uttoxeter is marginally higher than the national average, predominantly a result of The Maltings.

It appears that outlying residential areas of the town suffer from underprovision of shops and services and community services, relative to the town centre. Residents in the west and south of Uttoxeter face long walks along and over busy roads (or driving) to reach the closest shops and community services.

### Key Findings:

- The town centre is predominantly made up of A1 (shops) uses which account for 48.1% of all town centre units.
- A1 use class remains high (25.77%) in the surrounding area as a result of the shops serving the rural area.
- The most notable difference between the use classes of the town centre and outer area is the increase of B2 and D1 uses.
- The vacancy rate within the town centre was 12.44% in February 2015 which was marginally higher than the national average of 10.4% (July, 2014). However, the majority of the vacant units were clustered within the Maltings which has a 37.5% vacancy rate.
- As part of the Home Town Clone Town assessment Zone 2 (Market Place, Market Street and Bridge Street) was rated 67.66 and therefore is a Home Town with a range of independent shops.
- Zone 1 (High Street and The Maltings) was rated 47.82 and therefore fell in the upper end of the Clone Town category. However, within this Zone the High Street had a considerable wider range of shops and significantly more independent shops than the Maltings.

- Finally, Zone 3 which covers all shops outside the town centre was deemed a Clone Town with a rating of 44.09, whereby the majority of the larger chain stores were clustered on Town Meadows way.

## 6. Environmental Matters

### 6.1. Air Quality

- 6.1.1. Uttoxeter is not subject to any Air Quality Management Areas (AQMAs), with the closest being found at Stoke-On-Trent and Burton-on-Trent. The A50 (T) has not been highlighted as an Air Quality Management Area.

### 6.2. Water Quality

- 6.2.1. The north of the Neighbourhood Plan area falls into a Surface Water Nitrate Vulnerable Zone (NVZ). These are designated where land drains contribute to the nitrate found in polluted waters. Water which is classed as 'polluted' contains a minimum of 50mg of nitrate. The plan area and its immediate surroundings are not within a Drinking Water Safeguard Zone or a Groundwater Source Protection Zone.

### 6.3. Flood Risk

- 6.3.1. The Environment Agency Flood Risk Map shows that the Neighbourhood Area is at risk of flooding from the River Tean, River Dove and Picknal Brook. The flooding is predominantly concentrated to the east of the Town Parish with further flood risks to the north and south. The area is mainly affected by Flood Zone 3 which the Environment Agency defines as having a 1 in 100 or greater chance of flooding occurring each year. Additionally, there is a small area of land which is categorised as Flood Zone 2 which is defined as a 1 in 1000 chance of flooding occurring each year. Finally, the map shows only a small section of the Picknal Brook (south of the parish) which has a flood defence implemented to reduce the flood risk for the surrounding area.





Figure 26: Environment Agency Map of Flood Zones around Uttoxeter

6.3.2. If the Neighbourhood Plan allocates sites it will need to consider potential flood risks.

Paragraph 100 of the NPPF states that inappropriate development should be directed away from flood risk areas, and in particularly those areas at the greatest risk. However, in some circumstances development can go ahead where implications have been mitigated and where flood risk is not increased elsewhere. Figure 27 summarises the flood risk implications for the strategic allocated sites in Uttoxeter.

Site name	Flood zone 3	1 in 100yr+ CC defended	Surface Water Risk	Groundwater risk	Safe access/ egress	Flood compensation required	Finished Floor Levels
JCB	40%	35%	Significant	Significant	Yes	Yes	>78-80ODN
Brookside Road	90%	25%	Moderate	Significant	Yea	Yes	>76.7-77.4m ODN
Hazelwalls Site 1	0%	0%	Moderate	Moderate	Yes	No	Ground level
Hazelwalls Site 2	0%	0%	Low	Moderate	Yes	No	Ground level
West of Uttoxeter	0%	0%	Low	Moderate	Yes	No	Ground level

*\*N.b. – the source version of this table included an allocated site at Stone Road. This has been removed in the most recent version of the emerging local plan and so it is not included above.*

Figure 27: Flood risk implications for the strategic allocated sites in Uttoxeter

#### 6.4. **Pollution**

6.4.1. The Environment Agency records four historic (i.e. inactive) landfill sites within the Neighbourhood Plan area, at:

- Land adjoining Pennycroft Sewage Works, The Dove Way
- Old Site The Wharf, Park Street
- Site south of Bramshall Road
- Old Highways Depot, off Lark Rise.
- There are no active licensed landfill sites in or near the Neighbourhood Plan area.

6.4.2. The Environment Agency records compliance rating scores for waste disposal sites, based on how well waste industry sites comply with the conditions of their waste disposal permits. There are a number of waste industry sites in and around Uttoxeter. Their compliance rating scores are as follows:

- Uttoxeter Quarry (waste treatment): scored 'very good'.
- Uttoxeter Quarry (mining waste): scored 'very good'.
- Riverside Yard (waste treatment, scrap and metal): scored 'good'.
- Uttoxeter Household Waste Recycling Centre (waste treatment): scored 'very good'.

6.4.3. The Environment Agency has no recorded pollution incidents within the town itself, however a major incident occurred in 2007 on the A50 just outside Uttoxeter. The incident is recorded as involving oils and fuels, and having had a major impact on water, a status that indicates that it "may have persistent and extensive effects on the quality of the environment, there may be major damage to the ecosystem, agriculture and/or commerce, and it may have had a serious impact on man." No further details are recorded, but given the specific location of the incident it appears it may have involved pollution of the River Dove.

#### 6.5. **Soils and Geology**

6.5.1. Information on the soil in Uttoxeter has been taken from Cranfield Soil and Agrifood Institute. This research showed there are 6 soil types occurring within the Neighbourhood Plan Area Boundary. These include:

- Loamy soils with naturally high ground water

- Slightly acid and loamy soil with impeded drainage
- Loamy and clayey floodplain soils with naturally high ground water
- Freely draining slightly acid loamy soils
- Slowly permeable and seasonally wet acid loamy and clayey soils
- Slowly permeable and seasonally wet slightly acid but base-rich loamy and clayey soils

6.5.2. The bedrock geology in Uttoxeter is a sedimentary mudstone which was formed in the Triassic period around 200 to 251 million years ago. The superficial bedrock was formed more recently and lies on the bedrock. This includes a combination of:

- Alluvium (Clay, silt, sand and gravel)
- Glaciofluvial deposits and Mid Pleistocene (sand and gravel)
- Till, Mid Pleistocene (Diamicton)

## 6.6. **Nature Conservation and Biodiversity**

6.6.1. There are no Nature Reserves, Sites of Special Scientific Interests or Ramsar sites within or near the Neighbourhood Plan Area. The town lies within SSSI Impact Risk Zones, which are “used by Natural England to make an initial assessment of the potential impacts of development proposals on Sites of Special Scientific Interest.”

6.6.2. The natural landscape around Uttoxeter by the Staffordshire Ecosystem Action Plan as being ‘Central Farmland’, ‘Species-Rich Farmland’, and ‘Central Heaths and Woods’. The action plan prioritises hedgerows, arable field margins, lowland meadow and rivers. Plants and animals within Uttoxeter have increasingly become isolated and vulnerable as a result of urban encroachment and intensive farming. The delivery of the action plan involves promoting agri-environment schemes to private land owners and Environmental Stewardship on public land.

6.6.3. A series of green spaces have been identified by the community and the steering group for possible Local Green Space designation. An assessment of each and the justification for their designation is provided at appendix 2.

<p><b>Summary of Chapter:</b></p>
-----------------------------------

Overall, Uttoxeter is unaffected by statutory environmental designations as there are no designations for Air Quality Management Areas, Drinking Water Safeguard Zones, Groundwater Source Protection Zones, Nature Reserves, Sites of Special Scientific Interest or Ramsar sites.

However, the north and east of the Neighbourhood Plan Area is at risk of flooding, which is predominantly Flood Zone 3 with some areas categorised as Flood Zone 2. The Neighbourhood Plan will need to take this into consideration to ensure development does not increase the risk of flooding either on-site or elsewhere.

Furthermore the north of the plan area is in a Nitrate Vulnerable Zone which causes excessive plant growth as a result of high levels of nitrogen compounds. Finally, there are two landfill sites in Uttoxeter which are heavily regulated by the Environment Agency to ensure that any negative impacts on the environment are mitigated.

Where appropriate, the above environmental matters should be considered in Uttoxeter's Neighbourhood Plan.

#### **Key Findings:**

- Uttoxeter is not subject to any Air Quality Management Areas.
- The north of the Neighbourhood Plan area is covered by a Nitrate Vulnerable Zone where the nitrogen causes excessive plant growth. However, it is not covered by a Drinking Water Safeguard Zone or a Groundwater Source Protection Zone.
- The north and east of Uttoxeter has a significant risk of flooding from the River Tean, River Dove and Picknal Brook and is covered by both Flood Zone 2 and 3.
- There are two landfill sites in Uttoxeter which are both regulated by the Environment Agency to ensure any harm to the environment is mitigated and minimised.
- There have been no pollution incidents within the town parish boundary, however an incident did occur beyond the east boundary in 2007 which had a major impact on water quality.
- Six types of soils can be found within Uttoxeter which are predominantly loamy with a naturally high ground water.
- There are no Nature Reserves, Site of Special Scientific Interests or Ramsar sites in Uttoxeter. However, it is covered by an Ecosystem Action Plan which prioritises hedgerows, arable field margins, lowland meadows and rivers



## 7. Highways

### 7.1. Location and Highway Network

- 7.1.1. Uttoxeter is located between Stoke-On-Trent and Burton-on-Trent which can be accessed via the A50, the most strategic route in and around Uttoxeter. The Plan area also has links along the A518 to Stafford and the A515 to Ashbourne. Development in Uttoxeter is predominantly located around the town centre and is served by several main routes including; the A50, The Dove Way, Old Knotty Way, A522 and the B5027.
- 7.1.2. The majority of Uttoxeter's facilities and services are concentrated in the town centre which are in easy reach by car from all areas within the Parish.
- 7.1.3. To facilitate this connectivity the town centre is served by a number of car parks. These are as follows:
- The Maltings, Silver Street: 296 spaces
  - Carters Square, High Street: 165 spaces
  - Trinity Road: 113 spaces
  - Uttoxeter Leisure Centre, Oldfields Road: 78 spaces
  - Fairfield Road: 73 spaces

Parking is also available to customers at the retail park and Tesco store on Town Meadows Way, and at Uttoxeter Railway Station.

### 7.2. Sustainable Transport

- 7.2.1. The evidence for cycling and walking around Uttoxeter town centre is generated using information from CycleCity Guides. The town centre is easily accessible by foot using pavements, however the availability of designated footpaths is limited and where they are available they are disjointed.
- 7.2.2. In terms of designated cycle paths the town centre offers good access across the east and south with routes running along The Dove Way, Town Meadows Way and Old Knotty Way. There are no designated routes from the west of the town into the town centre, for instance along Uttoxeter Road, New Road or Cheadle Road.

7.2.3. Uttoxeter is well connected by bus with numerous routes linking residential areas, facilities and services. Furthermore, Uttoxeter is well connected to neighbouring towns and villages from the bus station which provides connections to:

- Stafford (Daytime service available Monday to Saturday)
- Burton-on-Trent via Hatton and Tutbury (Regular service running Monday to Saturday but a limited service on Sundays and Bank holidays)
- Burton-on-Trent via Newborough (3 scheduled services running Monday to Friday)
- Burton-on-Trent via Abbots Bromley (3 scheduled services running Monday to Friday and 1 on Saturday.)
- Hanley via Alton (Approximately every 2 hours Monday to Friday and more limited services on Sundays and Bank Holidays)

7.2.4. Uttoxeter train station provides direct hourly services to Derby, Stoke-On-Trent, Crewe, and Alsager, and connecting services to Manchester, Leicester and Birmingham.

7.2.5. Beyond the urban boundary of Uttoxeter it is predominantly rural with the nearest towns located approximately 15 miles away, which are Stafford and Burton-on-Trent. The quality of services and facilities in Uttoxeter is high which reduces the amount of regular long distance journey local residents will make, allowing the town to be more sustainable.

### 7.3. **Identified Priorities for Uttoxeter**

7.3.1. The priorities for improvements for Uttoxeter are from Staffordshire County Council's Integrated Transport Plan 2014 – 2031. The priorities include:

- Improvements to the A50(T)
- Improvements to the cycle and pedestrian network with a particular focus on improving safety around the A518 Town Meadow Way, Derby Road and the A50 (T).
- Improvements to signs for public transport and local attractions
- Improvements to bus services including the possibility of changing the bus centre layout and facilities.
- The possibility of introducing a Smarter Running Scheme which is able to detect vehicles, speed and congestion information.

**Summary of Chapter:**

Uttoxeter is generally well connected by its transport network with a good distribution of links through the use of the private car, train services, bus services and finally the cycle and pedestrian networks. Furthermore the provision of shops and services in the town centre supports sustainability by reducing the need to travel further afield to neighbouring towns.

**Key Findings:**

- Good road links to Stoke-on-Trent, Burton-on-Trent, Stafford and Ashbourne
- There are good quality cycle links concentrated on the east and south of the town along The Dove Way, Town Meadows Way and Old Knotty Way.
- Uttoxeter is well connected to Burton-on-Trent, Stoke-on-Trent and Stafford by bus.
- The town has its own train station facilitating both short and long distance journeys.
- Uttoxeter is capable of being sustainable as there are a wide range of facilities and services located in the town centre.
- Staffordshire County Council Integrated Transport Plan has highlighted improvements for the: A50(T), cycle and pedestrian network, signage for public transport and local attractions, bus services and the possibility of introducing a smart run scheme.



## 8. Conclusions

- 8.1. For detailed conclusions of the individual chapters of this baseline document please see the summaries and key findings sections at the end of each relevant chapter.
- 8.2. Each chapter of this technical baseline document has provided range of baseline and background information on Uttoxeter that is inherently important to understand fully before the creation of the final Neighbourhood Development Plan. This document has demonstrated key facts and figures which have become apparent from desktop work, literature study (of existing core documents) and site visits to the Uttoxeter area.
- 8.3. This document has used a variety of different sources for its material. These have helped to inform the overall baseline document and have not only provided key data but also helped in the collation of various data sources to present this overall technical baseline document.
- 8.4. The findings of this baseline will be used to inform the Neighbourhood Plan development process and will subsequently be used during the creation of Plan objectives and policies. These plan objectives and policies will then be subject to further consultation with the public and will in turn help to form the overall draft document which aims to provide general development policies which will form a new tier of planning policy within Uttoxeter.

9. **Appendix 1: Report on Heritage, Townscape and Landscape Evidence  
Base**



# Uttoxeter

## Neighbourhood Plan



Heritage  
Townscape  
Landscape

# Evidence Base

May 2015

# Contents

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# Introduction

This report sets out the Townscape and Landscape Assessment to be a part of the Baseline Report, the first stage of the Uttoxeter Neighbourhood Plan. Uttoxeter Town Council is currently drafting the Uttoxeter Neighbourhood Plan with the assistance of BPUD Ltd, a firm of planning and urban design consultants.

The aim of the Townscape and Landscape Assessment is to provide research, context and analysis into issues, problems and opportunities relating to land-use planning. It acts as a stepping-stone into the Neighbourhood Plan process and will provide the evidence to inform the development of the plan policies.

Neighbourhood Plans are a relatively new document introduced in 2011 as part of the Localism agenda. They introduce and promote local communities having a say in the planning process, and

so this research will also be used by the Neighbourhood Plan steering group as they prepare their vision for Uttoxeter.

This document summarises the strengths, weaknesses, opportunities and threats relating to the built and natural environment that are apparent, or may be apparent in the future, within Uttoxeter.

Information has been gathered through desk-based research, as well as site visits and attendance at meetings and consultation events. Graphical and map evidence is used to illustrate key features and characteristics of Uttoxeter.

The report is structured as follows:

## Chapter 1: Heritage

Provides an insight into the history of the market town, how it has developed and the impact it has had on the built form of Uttoxeter

over time, and any threats that may impact the historic character and heritage left.

## Chapter 2: Townscape

Gives an indepth analysis based on Lynchian principles and techniques into how the built environment 'works' in Uttoxeter. It looks into the distinct character areas, public realm and public spaces of Uttoxeter and their different characteristics and form.

## Chapter 3: Landscape

Looks into the designated natural environments in the vicinity of Uttoxeter and the provision and condition of open green spaces and assets. It analyses provision, access and any other issues and opportunities relating to the natural environment.

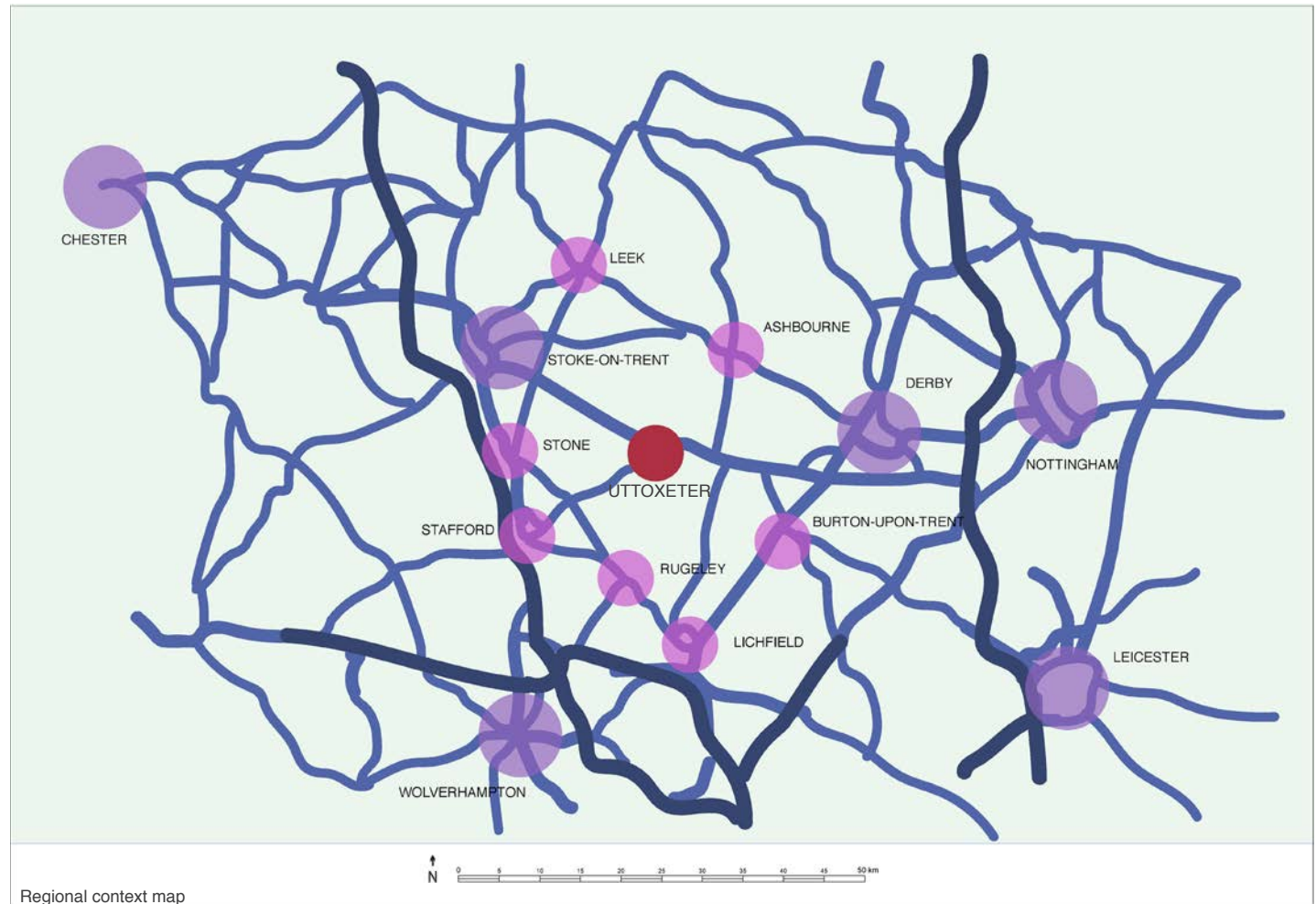
## Chapter 4: Recommendations and Policy Impacts

Makes a series of recommendations for inclusion in the Uttoxeter

Neighbourhood Plan and considers how these suggestions fit with both national and local planning policy frameworks.

## Uttoxeter's strategic location

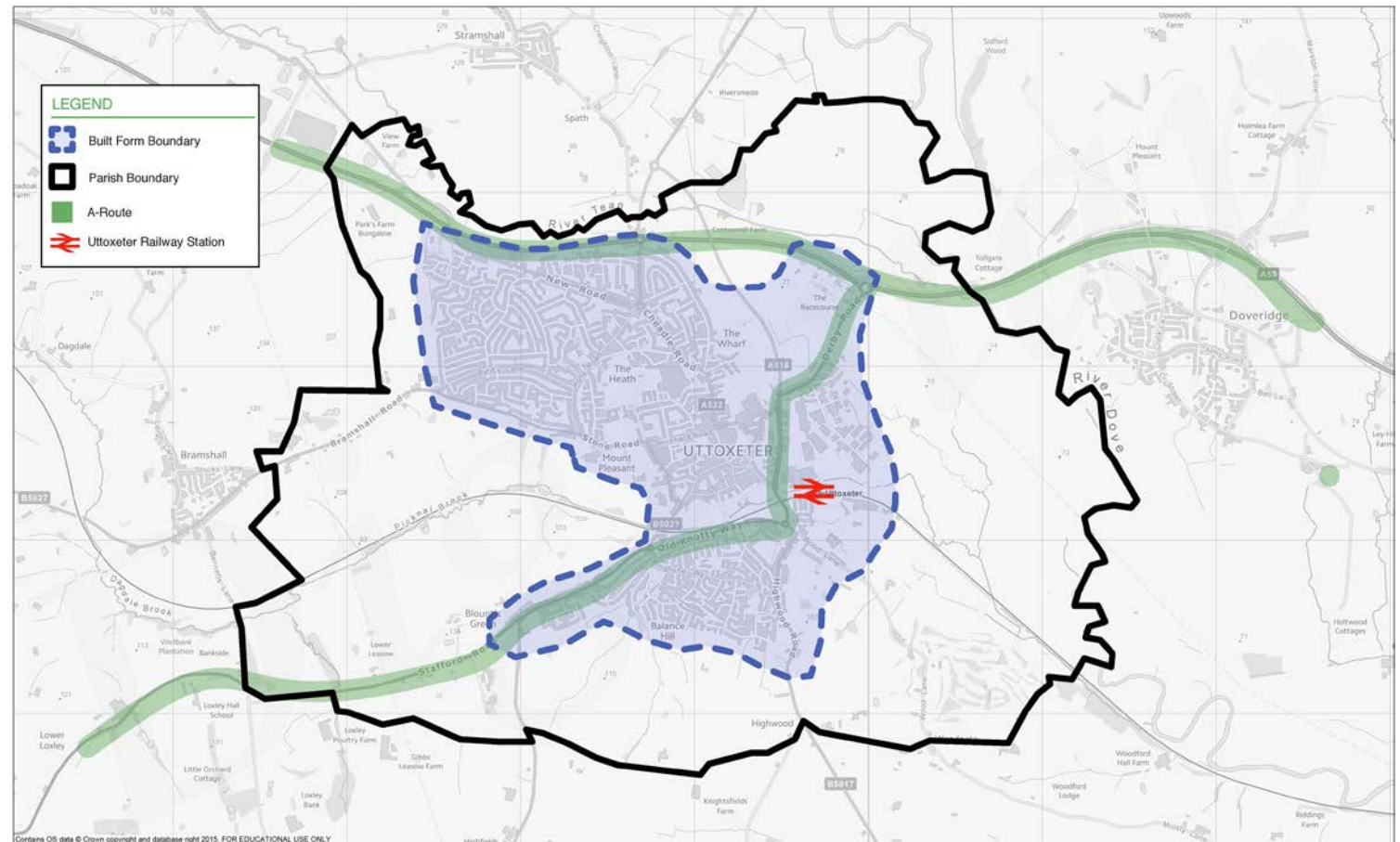
Uttoxeter is located in the county of Staffordshire, and governed by East Staffordshire Council.



As shown on the map, the historic market town is comfortably bound by an expanse of undeveloped countryside as well as rural farmland and smaller settlements.

The town is serviced by a train station connecting it to local towns and nearby city Stoke-on-Trent, as well as having a number of A-roads running through it, leaving it anything but isolated.

The map shows that the parish boundary takes into account the natural boundaries of the River Dove and River Tean. Half an hour from the County town of Stafford, Uttoxeter is in close proximity to Junction 14 of the M6, giving a good connection to the North West as well as the rest of the West Midlands.



Boundary map

# Heritage

## Historical development

In the early 1900s, Uttoxeter, with its origins in farming and dairy, had become noted for the manufacture of clock cases and movements. As well as this, Bunting's Brewery was a significant development within the town centre. Uttoxeter racecourse was built in 1907 in the south east of the town.

Uttoxeter's expansion throughout the 1900s can be put partly down to the presence of both canal and then rail links to aid industry.

Bunting's Brewery stopped producing beer in the 1930s, the last remains of the built form of this were demolished in the 1960s to clear the way for the Maltings shopping precinct and car park. Aside from this, it is clear to see that the core of Uttoxeter's layout and scale has remained largely unchanged.

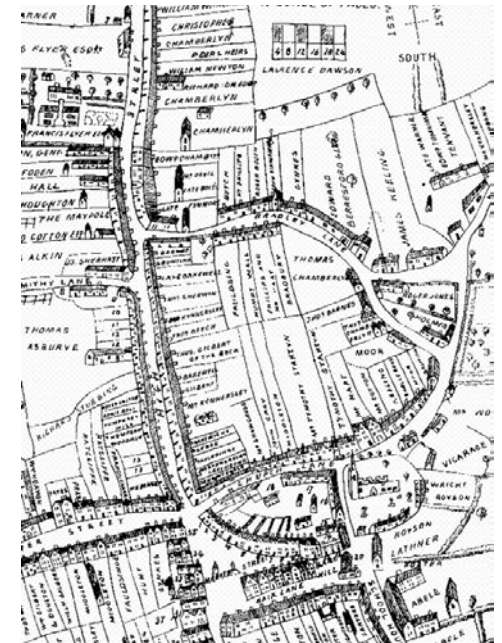
The Bamford family were and are heavily involved with employment in Uttoxeter. The large scale development site on Pinfold Street to the south of Uttoxeter has been in the ownership of the Bamford family for over 140 years, and can be seen on the 1930s and 1970s maps.

The site was demolished in 2009 when JCB moved sites, as shown on the 2010s map. It is currently in redevelopment, as will be discussed later in the report.

The most obvious growth of Uttoxeter from the 1930s to current is the housing estates that have built up the edges of the town. Housing near the centre (and conservation area) is mainly workers' housing, and beyond this are estates with larger scale buildings and a different urban grain due to the increased size land plots.

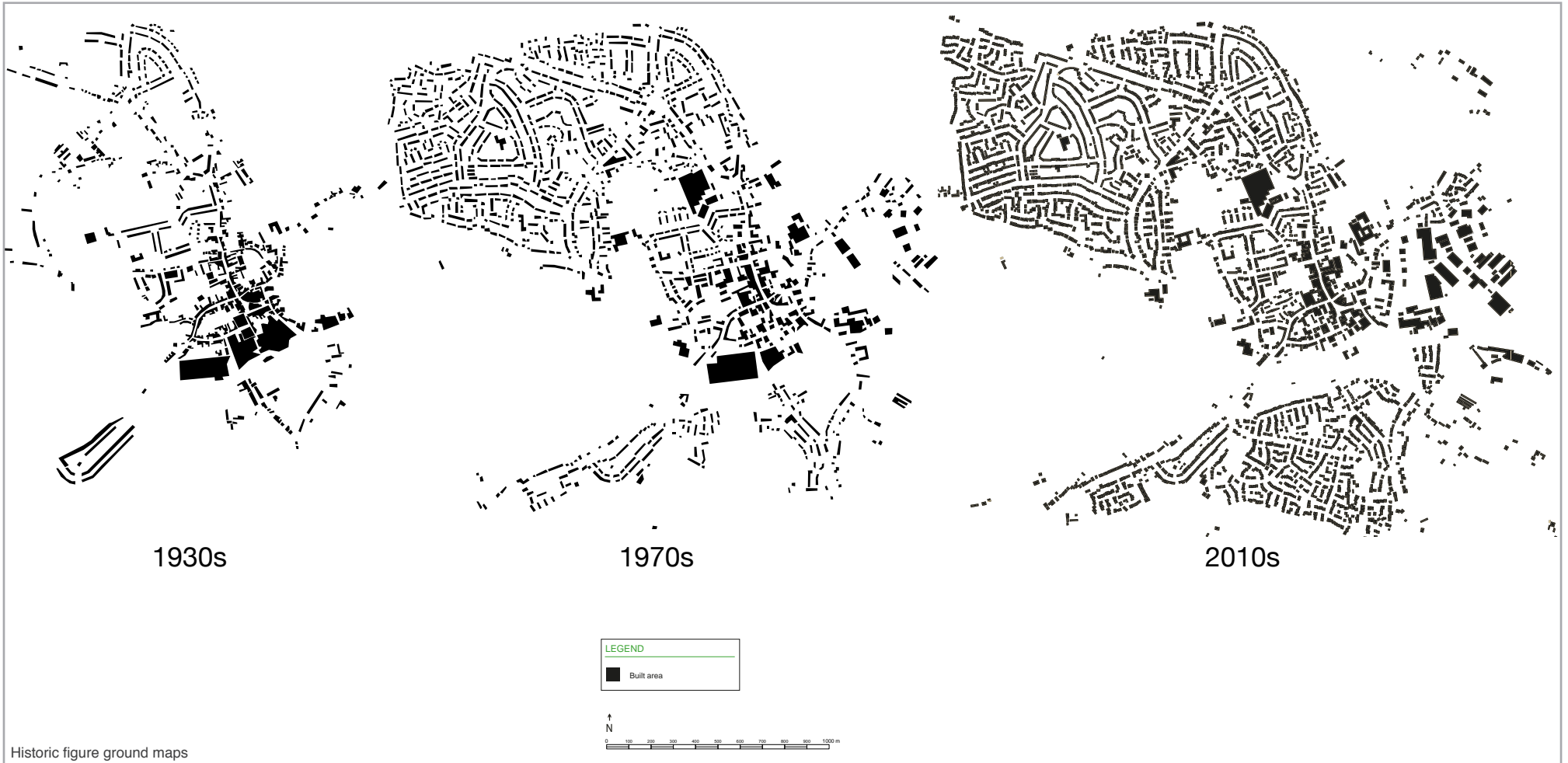
The 2010s map also shows further large-scale development to the east of Uttoxeter, which is Dovefields retail park.

The former cattle market, shown as a blank space off Carter Street (to the west of the high street), has now been demolished and built upon, which will also be expanded upon later in the report.



Map of Uttoxeter 1658 (Peter Lightfoot)





## Recent developments affecting heritage

Following a review of contemporary planning applications in Uttoxeter, it is surprising that very few jeopardise historic assets or even threaten the setting of them. Many applications affect heritage assets in terms of advertising, replacement of windows in similar style, improved entrance space... etcetera, however adaptation and enhancement of these assets is important for keeping them in use and well maintained.

One scale up, the erection of new houses on a small scale can change the setting of heritage assets. As shown on Appendix 1, the land adjacent to Hollydene House on High Street has been developed with five bungalows, and involved the conversion of a barn to two flats. The development in reality is tasteful and is a good example of

how the town can incorporate the new housing needed into a historic town centre by using the correct materials, scale and density.

The Bamford Works site on Pinfold Street, as mentioned earlier, is currently under redevelopment. The previously industrial site is now becoming mixed-use, with a maximum of 257 dwellings, retail and office space, a Waitrose supermarket and also a new 'town park'. Whilst many residents exclaimed their distaste at the loss of the important site use, the new development has prevented the site lying in dereliction at a key gateway to the town centre.

The introduction of yet another food superstore to a small market town already holding two is questionable. The design and access statement promises 'an integrated new part of the town' using buildings of 'scale, character and material which complement the existing'.

A development paying reference to its historical industrial past would be suitable, but this cannot be judged until the development is complete.

The site of the Former Cattle Market on Carter Street, now known and rebranded as Carter Square, has also seen significant redevelopment over the past decade. After the historic cattle market of Uttoxeter was closed in 2000, residents were told to expect a shiny new one on a greenfield site near the A50.

Since then, Lingfield Securities, a developer, received permission for the erection of a number of food and non-food retail units, including an ASDA superstore, as well as a doctors' surgery. The 'new' cattle market has failed to be delivered, even after gaining permission. Independent councillor Jerry Latham has expressed his disappointment in the effect this has left on Uttoxeter, stating "The town that used to be a bustle of activity

on the Wednesday market days is asleep." The loss of the cattle market land use has also been blamed for the decline of the High Street, by decreasing the number of pedestrian passer-bys and increasing uses promoting the use of cars, such as supermarkets.

## Assessment of heritage assets

### Conservation Area and Heritage Assessment

The Uttoxeter Conservation Area was first designated in 1970. The Medieval roots of the town can be seen in the continued presence of a few timber framed buildings in the town, such as 4 Market Street and 30/34 Carter Street ('Redfern's Cottage'), although many of these have now been concealed behind later brick facades.

The original artisanal/craft functions of older buildings in the town can be deduced from aspects of their current appearance, such as the reduced heights of second floor windows in houses on Balance Street, where the top level of the house was used as workshop space for textile workers.

Buildings from the 18th and 19th centuries often incorporate decorative elements in facades and finishes. Brick detailing and carved inscriptions can be seen on many higher end properties from this time and original clay and slate roof tiles are more commonly visible in Uttoxeter than in some other parts of the country.

The town's industrial heritage is also visible in its buildings, with traces of arched entryways, gates and insignia dotted around the streetscape.

Appendix 2 sets out the listed buildings in the town considered to be of particular importance. Many of these fall within the Conservation Area or just outside it in the town centre. Of particular significance are:

- The parish church of St Mary the Virgin, a 14th century stone-built church with 19th century additions;

- The buildings along Church Street, all of which are listed, form a coherent architectural setting for the church;

- The Town Hall is one of half a dozen listed buildings on the High Street. It is an attractive mid-Victorian brick structure, which imposes itself nicely on to the street frontage;

- The Market Place contains a density of listed buildings and is, as a space, of enormous historic and cultural value in its own right;

- The Old Talbot Inn on the Market Square is originally an Elizabethan structure with a visible timber frame to the side elevation;

- Redfern Cottage, on Carter Street, is a 16th century building, which now serves as a Heritage Museum

- The White Hart Hotel, also on Carter Street, is an imposing 17th century building with many original and period features.

The Local Plan lists two scheduled ancient monuments in Uttoxeter:

- Dove Bridge, Derby Road
- Thorntree House Moated Site

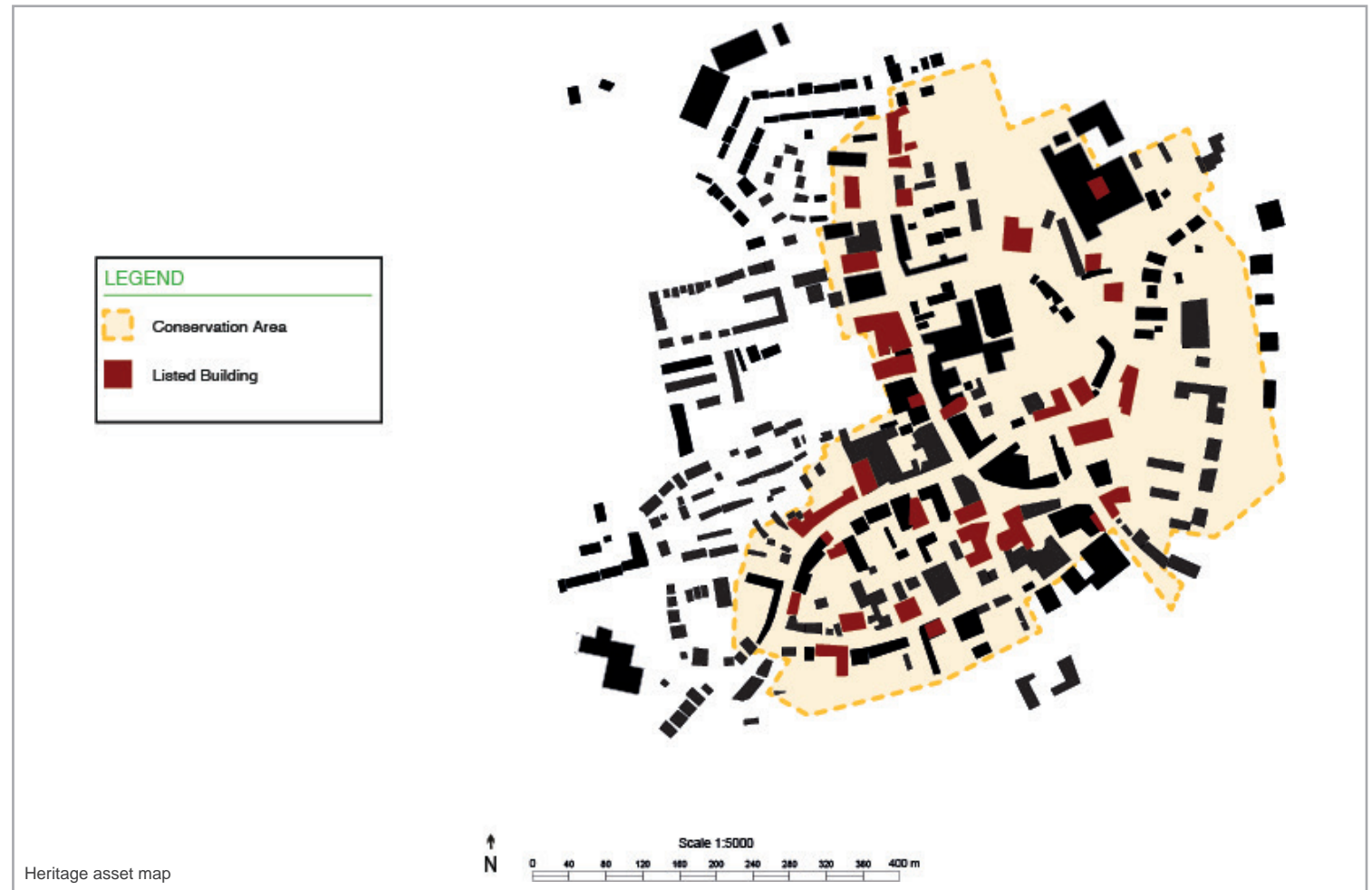
Neither of these structures falls within the town centre.

## Map of heritage assets

Uttoxeter is home to a significant number of listed structures. These are all within the town centre and are the majority Grade II status. The Conservation Area covers all listed assets, and has done since 1970 when it was designated by Staffordshire County Council.

The great fires of 1596 and 1672 meant that “no secular buildings... remain of earlier date than the sixteenth century”. These fires, in addition to ‘a regrettable number’ of historic buildings being demolished in the 1950s and 60s have meant that few medieval buildings survive.

A large proportion of the listed buildings are residential dwellings or small scale workshops, the survival of the town’s industrial heritage is low.



## Local concerns regarding heritage and conservation

A small street survey was conducted on 23 March 2015. Respondent numbers are small and the results should not therefore be extrapolated to imply any larger conclusions. The details of the survey questions are included in this report as Appendix 1.

11 business respondents  
10 visitor respondents  
9 resident respondents (but the survey conducted by the Council - see below - is far more extensive and should be looked at in preference)

The visitors to the town travelled an average of 15.4 miles to visit on the day of the survey.

Five people had come to town to

work; two had come to socialise; one came to shop; two came to school. Only two planned to visit historic buildings in the town (the Town Hall and the Smithfield Hotel).

Businesses surveyed range from newly opened to established 39 years. Most have been in Uttoxeter at least five years. Seven of the ten consider that business is doing well or very well. None think it is going badly. The best features of the town are considered to be:

- the number of family run businesses,
- the variety of shops,
- the heritage/historic centre,
- the cinema,
- the racecourse, and
- the markets.

No business respondents expressed any concerns about the heritage assets of the town.

In all versions of the survey, respondents were asked specifically about heritage assets in the town. Only one resident raised any concern and that was about the loss of the cattle market a few years ago.

The visitors who were intending to visit historic buildings were doing so coincidentally - it just happened that their business in town took them to buildings which are listed (not unusual in a small town with such a high proportion of listed buildings).

### Council survey of Uttoxeter residents

Preservation of the historic buildings and landmarks of the town was specifically mentioned as important by 8% of respondents in the survey (36 out of 437). However, 83%

believed that it was 'very important' that any future development should be in keeping with the character of the town; a figure which implies a recognition of the way in which the town's history informs its current appearance.

There were frequent mentions in the responses for specific buildings, and for historic buildings generally. Amongst the most frequently mentioned the Parks restaurant, the Heritage Centre/ Redfern's Cottage, the War Memorial, the Old Talbot and the Star (old coaching inns), Kiddlestitch (an historical site mentioned in the Domesday Book), any pre-19th century buildings or buildings of historic importance or architectural beauty, the Town Hall and the town's churches.

# Heritage SWOT analysis

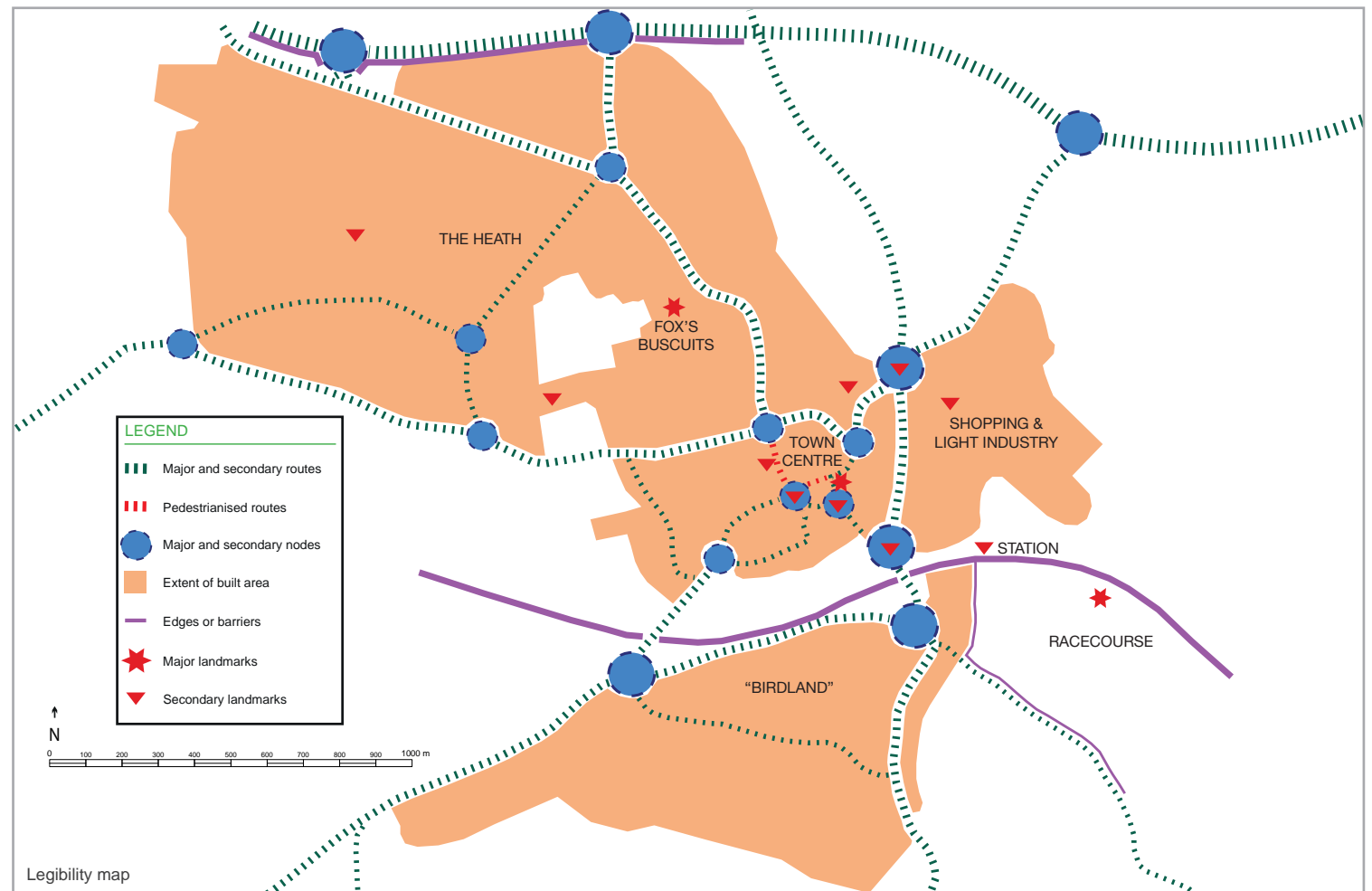


# Townscape

## Legibility

The legibility map of the built area of Uttoxeter and the smaller scale map of the town centre show key features, which can be used to describe the urban form, following the principles of Kevin A Lynch.

Lynch used a taxonomy of features shared by urban environments including routes (for pedestrians and vehicles) nodes or junctions where routes meet; edges or boundaries which can be envisioned to define a space; distinct districts which make up the townscape; and landmarks, which are visual signifiers or cues to a person's location.



In Uttoxeter the most prominent landmark, and really the only feature that can be observed from any distance, is the church of St Mary the Virgin. Its steeple towers over what is an otherwise mostly low-rise skyline.

Other landmarks unique to the town include the public artworks that are centrepieces on the roundabouts on Town Meadows Way (significant nodes on part of the major bypass route around the edge of the town centre), and the war memorial and Dr Johnson's monument in Market place, as well as the racecourse.





## Market Place and High Street sequential perspective



## Land use

### Retail

A traditional rural market town, Uttoxeter is an intermediate service centre for a significant area of the east of Staffordshire. Its largest neighbours are Derby to the east and Stoke to the northwest, and it is situated an equal distance between them. It is highly accessible by road, with the A50 providing fast links to the M1 and M6 motorways. It also performs an important retail function for residents of the town.

The town has a mix of national multiples and a smaller number of independent retailers but is now suffering from increasing numbers of vacant units. While the survey conducted as part of this baseline study showed some business confidence and the absence of a larger retail offer in the immediate



vicinity, Uttoxeter's High Street has suffered from the dual threats of increased mobility and accessibility by motor vehicle to more distant cities, and online shopping. In addition, town centre shops face competition from new out of town shopping on the Dovefields Retail Park, anchored by Tesco, but also offering additional facilities including the town's only cinema, bowling alley and several brand name restaurants.

The town centre is also being more closely hemmed in by supermarkets, with a new Asda opening on the northern edge and a Waitrose supermarket, planned as part of a new development to the south of the town centre. It is inevitable that these will have an effect on trade, although it could be argued that at least the stores with car parks will attract shoppers to the town centre side of the bypass. A market operates three times a week, on a Wednesday, Friday and

Saturday in Market Place and the Town Hall hosts indoor craft and produce markets on Wednesdays and once a month on Saturday.

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### Employment

The name of Uttoxeter has become synonymous with that of its largest local employer, JCB, the family owned multinational company was founded in the town as Bamford's in 1945. It has two large factories and worldwide parts distribution centres located on the A50 just outside the town.

Within the town, Fox's Biscuits has a factory situated between the town centre and a large portion of the town's residential population, the proximity to which and to the A50 make for a sustainable location when other such light manufacturing might have moved to an out of town location.

Situated behind the Dovefields Retail Park a business park extends to the railway line and Picknall Brook, including warehousing, small industrial units and facilities for start up businesses and some commercial office space.

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### Other uses

The pattern of Uttoxeter's residential development is described in the character area assessment section. The tenure profile strongly favours private ownership over rental property and not surprisingly therefore houses dominate, with relatively few flats and apartments located in the town centre fringe and municipal housing in the traditional outer suburbs.

The built area is punctuated by relatively small areas of open space, mostly in the proximity of the town's primary and secondary schools. But open areas close to the



Above: Town Hall market venue



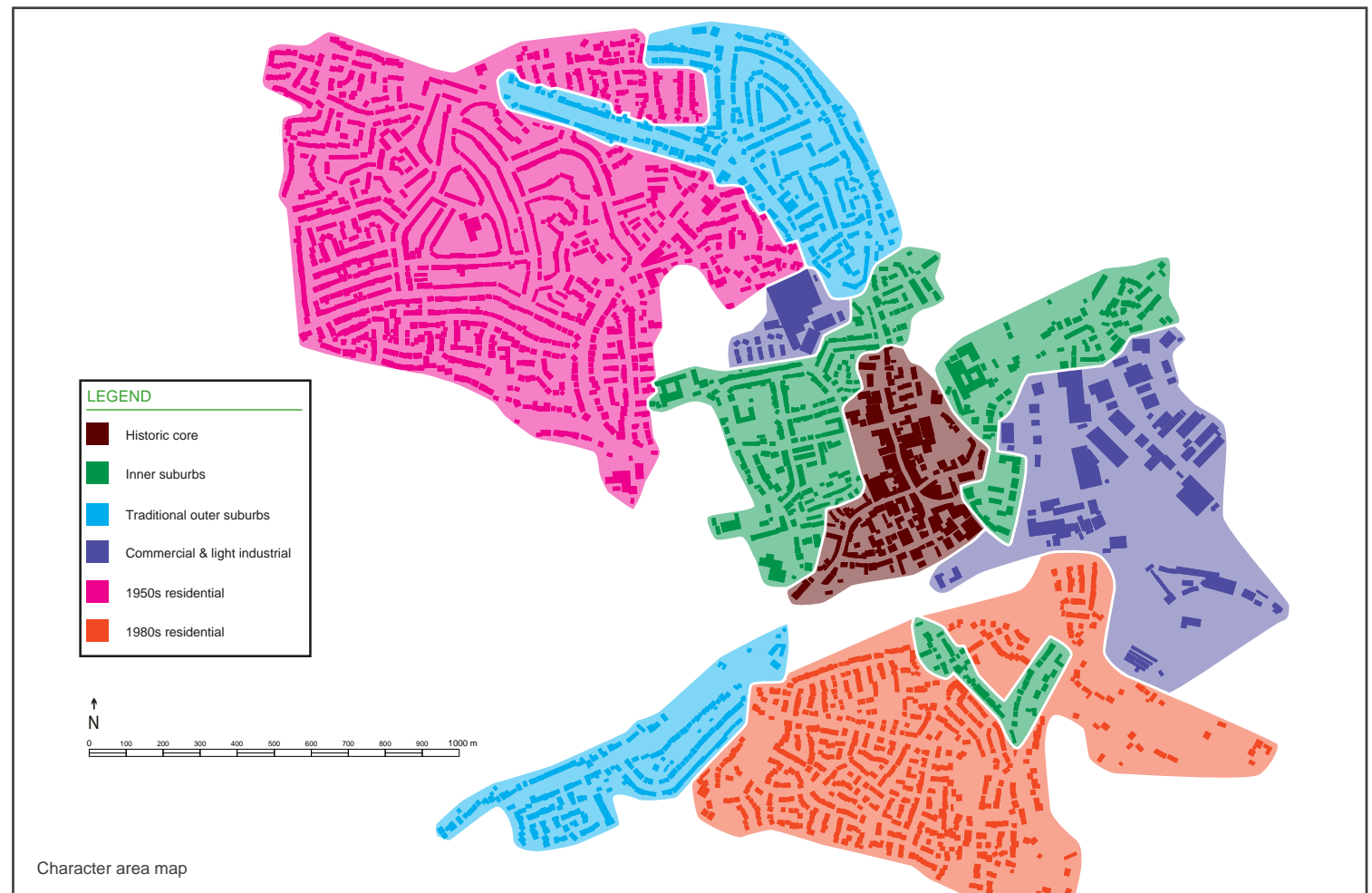
Above and below: JCB sites



town centre on the site of the cattle market and disused former industrial sites such as the old brewery have been left to be used as open-air car parks. This has broken the pattern of the urban fabric and created a sense of draughty emptiness to the town centre, which makes the town appear to be much less vibrant than it actually is.

## Built form

Beyond the historic core, with its traditional street pattern radiating areas of Victorian homes to the north and east, housing is predominantly post war in character with later development to the south of the railway line and Picknall Brook creating a marked separation of the town by a broad and until recently undeveloped area of land spanned by only a single bridging point and by a level crossing.



The character area map (previous page) shows residential and commercial typologies that can be used to characterise the development of Uttoxeter. This broad characterisation of distinct identifiable areas is intended to assist in the understanding of the built form of the town, but is both somewhat arbitrary and a necessary simplification, with each area containing elements which are 'out of character', especially evident in the inner suburbs which are in fact extremely mixed in terms of age and typography. Each of the character area descriptions includes examples of the built environment in one or two street styles which might be seen to typify the area.

### Historic core

This area is delineated by a tight street pattern, typical of a traditional rural market town. It features the prominent landmark of the church of St Mary the Virgin, the old shopping streets of High Street and Market Place (which contains the landmarks of the war memorial and Dr Johnson memorial) and a triangle of Carter Street, Balance Street and Market Street which include some of the oldest buildings in the town.

To the south this area includes Bridge Street which leads down to the crossing point of Picknall Brook and the railway line which in common with many other towns marks the edge of the Victorian part of the town centre.

The historic core also contains more recent redevelopment, including the Maltings shopping centre on



High Street, built partly on the site of the old Maltings Brewery, the remaining part of which is an open air car park creating a gap in the urban fabric, which is clearly visible on figure ground. High Street was

pedestrianised as part of a 2006-2009 town centre modernisation scheme, together with a short length of Church Street at their intersection.

Image 1 and 2 show buildings typical of the age and character of Balance Street, which runs from east to west from the historic core of Uttoxeter. Two examples of three storey 19th century town houses are shown, although the street also demonstrates 1960s examples of site redevelopment. These two buildings front onto the street, are terraced and contain lower ceilings on the top floor. The road bends towards its junction with Carter Street to the west, providing a pleasing imageability as fresh details on the road are revealed.

Church Street extends from the town centre in an east-northeastly direction and bends northwards towards its intersection with Town Meadows Way. Image 3 shows an inter-war two story semi-detached house with a large ground floor bay window and decorative lintels and brickwork along the roofline. Houses on the right of Church Street heading away from the town centre,

have a short driveway to the front and large back gardens.

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### Inner suburbs

These town centre fringe areas contain a wide variety of uses, ages and building typology, and represents a zone of transition from the retail and traditional residential characterisation of the historic core to the dominant 20th century residential development beyond. These areas surround the historic core to the north and east and radiate from it along old arterial routes to the east and beyond Bridge Street to the south.

Highwood Road is typical of the first wave of residential development to the south of the railway. The road slopes away from view to the south and curves to the left providing a pleasing reveal (Image 4). It is lined by two storey semi-detached houses constructed after



Image 1: Balance Street



Image 2: Balance Street



Image 3: Church Street



Image 4 and 5 (below): Highwood Road



the Second World War. Uniform in size and design, owners have distinguished the houses from one another with different coloured renders or a brickwork finish. Each house has a small ground floor bay window and rendered houses share decorative brickwork edgings. Many houses have converted their front gardens to provide off street parking as can be seen in Image 5 (page 20).

The wide range of ages in the town centre fringe is shown at the Mellor Lodge development on Town Meadows Way (Image 6). Here Millennial three storey town houses and apartment buildings front onto the busy bypass, overlooking the Dovefields Retail Park, with the rear backing onto courtyard parking. The buildings are uniformly constructed, down to sharing the same coloured doors, and are only distinguished by the occasional use of small areas of wooden facing and alternating window patterns. There is a lone

two-storey house shown to the right (Image 7).

Smithfield Road to the west of the old core is characterised by inter-war terraced housing on one side (Image 8 and 9) and modern retirement housing with external adaptations for differently abled residents on the other. The traditional houses have low ceiling heights, small front gardens and a uniform pebble dashed finish to the upper storey, and are well cared for.

Dove Walk (Image 10 and 11) to the east of the town centre and the north of the commercial and light industrial area is a small and charming mews-like street which leads to a gate with open fields beyond it. The slightly larger terraced houses stand on the edge of the road and face onto a blank wall that borders the back of a new housing development. They have small bay windows that protrude onto the pavement.



Image 6: Town Meadows Way



Image 7: Town Meadows Way



Image 8: Smithfield Road



Image 11: Dove Walk (below)



Image 10: Dove Walk (below)



Image 9: Smithfield Road

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### Traditional outer suburbs

This area represents the first historical expansion of Uttoxeter from the town centre and inner suburbs along axial routes to the north and southwest, as is evidenced from the historic figure ground maps (page 7). The north of the town centre is characterised by municipal housing, whereas south of the railway line is a linear pattern of larger houses.

Images 12 and 13 show examples of three-storey council built homes in Harvey Place. This community of flats was constructed around an area of green space in a square with lower two storey houses to the west and north of the square (14). The smaller houses have front and back gardens with well maintained hedges, whereas the flats have no individual external space, but a small perimeter of grass between the frontage and pathways.

A518 Stafford Road is lined with larger semi detached and detached housing set back from the roadside (15) with the backs of houses to the right of the road (heading away from town) overlooking countryside. The houses have a high roofline and are separated by garages from their neighbours. Upper and lower floor bay windows are common as are porches to the front entrance and decorative brickwork.

---

### Commercial and light industrial

A small zone of light manufacturing, in the form of the Fox's Biscuit factory, separates the town centre from larger areas of residential housing to the north. A more recent expansion of Uttoxeter to the east includes an out of town shopping development anchored by a Tesco supermarket (16) and commercial warehousing and offices (17). This development also includes restaurant chains and bowling alley.



Image 12: Harvey Place



Image 13: Harvey Place



Image 14: Harvey Place



Image 15: Stafford Road Image 17: Dovefield Rd (below)

Image 16: Tesco (below)





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### 1950s residential

The largest geographical development of Uttoxeter has taken place since the 1950s, when the town expanded to the north and west and in the 1980s to the south. These areas now house the largest part of the town's population in areas of largely homogeneous character.

Byrd's Lane (Image 18) typifies the 1950s housing estate constructed to the north and west of the existing town. Here a variety of semi-detached houses with an irregular roofline all enjoy front and rear gardens. Some houses have upper and lower floor bay windows while some later infill housing development are plain fronted.

Pennycroft Road has examples of smaller houses built in the same period (Image 19 and 20). These homes have less enclosed gardens

to the front, many of which contain bins and have been converted to off street parking, and all have gardens to the rear. The houses share a characteristic cover above the front door lintels.

---

### 1980s and later residential

Arkle Close is one of the more recent residential developments in Uttoxeter containing largely uniform detached houses with small differences in detailing (Image 21 and 22). It is situated in a small parcel of land bounded by the racecourse and the rise up to Bridge Street, and is overlooked by traffic and pedestrians. The road surface has cobbled strips to calm traffic and a small children's play area is nearby, perhaps indicating that the homes are intended for aspirational young families.



Image 18: Byrd's Lane



Image 19: Pennycroft Road



Image 20: Pennycroft Road



Image 21 and 22 (below): Arkle Close



## Public realm

On the map of public realm on page 25, the following features have been highlighted:

1. A barrier along the pavement edge at a busy junction and the floral tubs hidden behind it;
2. A row of benches in front of the Town Hall, facing the shopping precinct;
3. The pedestrianised High Street, with mixed use surfacing and an army of assorted bollards;
4. The Johnson memorial, the Old Talbot, Elizabethan public house, and parked cars on the Market Place;
5. A single rustic bench next to the information board and direction signs at the edge of the Market Place;
6. The statue of a centaur on a roundabout on the Ring Road;
7. A small hanging planter on Bamford Bridge;

8. The culvert carrying the Picknall Brook under Bamford Bridge;
9. The War Memorial, surrounded by planters and bollards;
10. The junction of Church Street and the A522, with wide pavements and crash barriers;
11. A piece of contemporary sculpture, tucked against the hedge on Church Street.

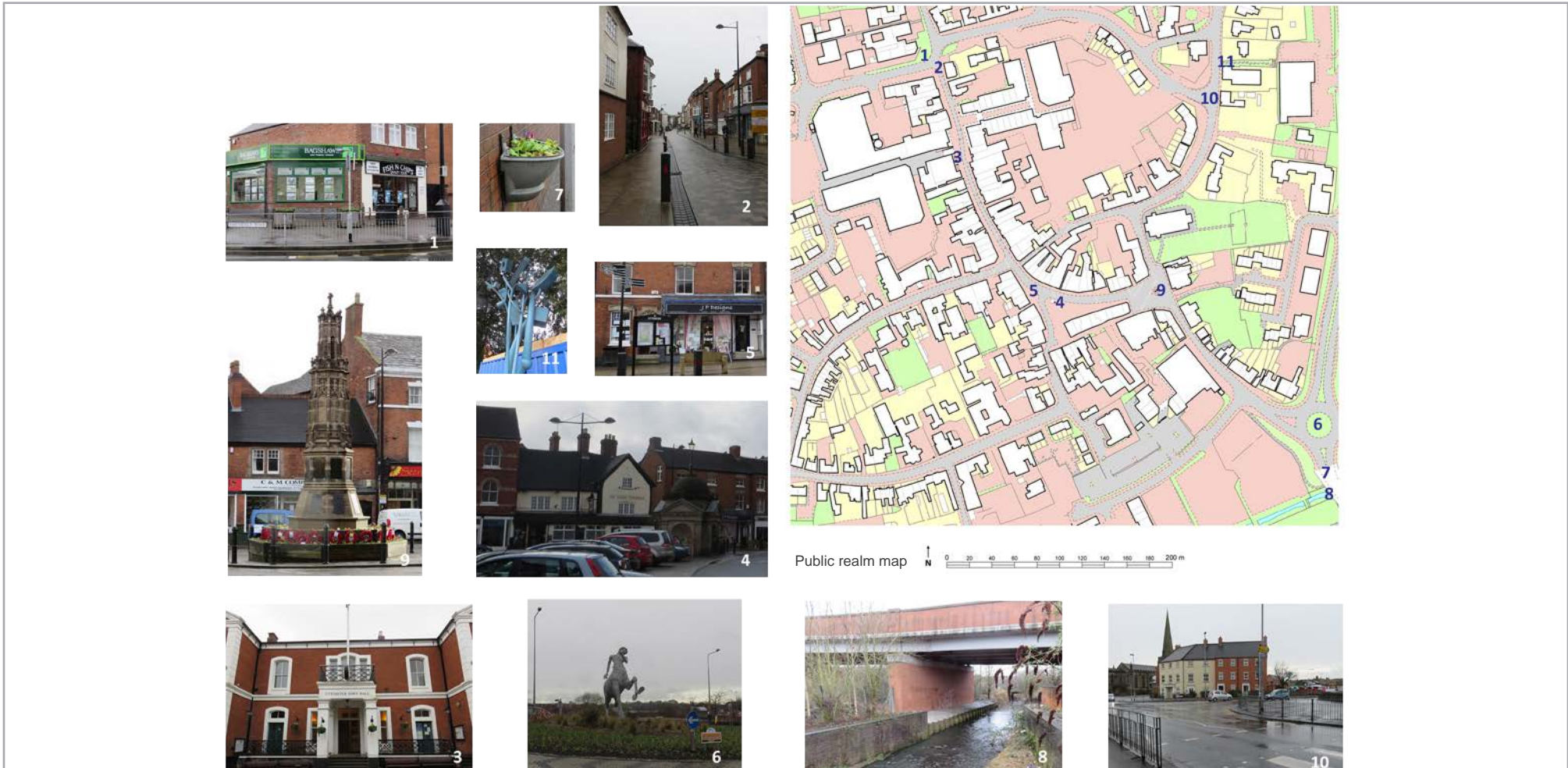
In general, the streets and public spaces of Uttoxeter are well maintained, clean and made of good quality materials and finishes, although the residents' survey highlighted some problems with dog fouling. The town is largely accessible to people with mobility problems and the visually impaired and presents few obstacles for baby buggies, wheelchairs or other wheeled conveyances on the town centre pavements even if those in residential areas leave room for improvement.

There is, however, a notable lack of dedicated cycle lanes, with none marked on roads within the town boundaries. This is an omission which could certainly be rectified on major roads, and encouraging cycling as an alternative form of personal transport within the town could have significant benefits both for residents and for congestion and parking problems in the town centre. In addition, the cycle lanes on roads could link up with off-road cycle paths through the green spaces of Uttoxeter, allowing people to travel round town on their bikes without having to be permanently competing with motorised vehicles for space. The survey of Uttoxeter's residents suggested that many people would be encouraged to cycle into and around the town more frequently if more cycle paths and a cycle park were provided.

There are other, relatively small changes which could also be made to street furniture and other aspects

of the public realm to encourage more social use of space and to make the town feel more open and welcoming to visitors. A number of respondents in the residents' survey felt the town could be made more appealing to visitors by improving/maintaining building frontages along the High Street and re-developing the Maltings precinct, which shows serious signs of long-term decline and neglect.

Re-developing the brownfield sites on the edge of the centre is also important as these form a first impression of the town when approaching from the south. Work has already started to build a large mixed housing scheme on the old JCB factory. This represents a real opportunity, not just to replace a disused former industrial site, but to open up access to the Picknall Brook, which is currently a wasted landscape asset (see 8), confined to a narrow concrete channel alongside the railway line.



Allowing the brook to run more freely and creating pathways and leisure facilities on its banks would add considerably to the amenity of this part of town.

A lot of road junctions in Uttoxeter have barriers placed at the edge of the pavement (see examples 1 and 10 on the map) – presumably to stop pedestrians crossing in inappropriate places or to deter people from parking cars on them – and these are unsightly and of little proven efficacy (Montgomery, 2013). It is therefore recommended that these be removed and car owners be prevented from illegal parking by other means (see below).

There is a lack of outdoor seating in the town centre and what there is, is not arranged to facilitate social interaction, or even to offer the best views of the town's amenities (see numbers 2 and 5). The benches seen in the town (at the junction

of Smithfield Street, on the High Street and on the Market Place) are all of different design. There is a general lack of coherence in the design of street furniture across the town centre (bins are of different design, bollards are of different shapes and sizes, street lamps vary considerably from street to street) and this represents a lost opportunity to create a clear sense of visual identity for the town. Replacing seats, bins and signposts so that all conform to a single style, and arranging these to form social nodes where people can sit, meet and enjoy the view, would give Uttoxeter such a sense of identity and make the centre a more attractive place to visit. The residents' survey highlighted a desire amongst local people for more social spaces (indoor and outdoor) in the town and an aspiration to give Uttoxeter a stronger identity as a vibrant, historic market town.

Although there is not much green space in the historic town centre of Uttoxeter, there are a number of planters, hanging baskets and other floral highlights, maintained as part of the Uttoxeter in Bloom programme, which create a pleasant, natural environment during the summer months. Sadly some of these planters are not in places where they can be seen to best advantage (see 1 and 7) and it is suggested that, with the removal of crash barriers from road junctions, greater use could be made of planters on these roadsides, containing flowering annuals and evergreen foliage shrubs, as a deterrent to illegal parking.

Alternatively, the town could increase the amount of municipal art on display by using some of the spaces on very deep pavements to exhibit contemporary sculpture, possibly on a semi-permanent basis, to showcase the work of local

artists and create a sense of interest and excitement on the approaches to the centre. At present, the entry points to the town are unremarkable and often unattractive. The sculptures on the roundabouts on the Ring Road (6) suggest arrival at a culturally vibrant place but that expectation is unfulfilled once you leave the by-pass and enter the town proper. Improving the 'gateways' into the town with strong signage and interesting visual cues, such as sculptures, artworks or displays of local crafts or historic implements would re-inforce a sense of destination and arrival.

Uttoxeter has an excessive number of bollards. The High Street is lined with them (3). They form an honour guard round the War Memorial (9). They encircle the Market Square. Some of the bollards are of an attractive design in granite, others are older, cast iron versions, but there are so many of them that they detract from the visual landscape

of the town and appear to serve no useful purpose. The removal of all bollards, which are not fulfilling a specific and verified function, is highly recommended.

Perhaps the most significant change recommended for the townscape is the pedestrianisation of the Market Place (this was also a suggestion made in the residents' survey). Extending the pedestrian zone beyond the current High Street area and right down to the War Memorial would create a clear open space, which could then be transformed into a showcase for the town's historic buildings. It is an obvious location for local events, pop-up restaurants, exhibitions and festivals. With improved seating and interesting elements such as those mentioned above, the square could be made into a vibrant and valuable social space and an asset to the town, instead of being an overflow car park.

## Public spaces

According to celebrated architect and urban designer, Jan Gehl, planning in urban areas should ensure that people and events are assembled, rather than dispersed.

This can best be achieved by:

- Locating city functions within easy distance of one another and of the people who will be using them;
- Integrating various functions to enrich the experience, sustainability and security of the urban environment;
- Designing cities to make them safe and inviting to cyclists and pedestrians;
- Opening up edges so that life flows in and out of buildings.

Uttoxeter presently functions well on the first of these criteria but poorly on the other three. The recommendations in this report address all these issues; specifically by extending pedestrianisation, creating cycle lanes and adding events and visual displays at ground floor level.

These are recognised parts of good urban design, which seeks to find ways to invite people to spend time in urban spaces by giving them reasons to linger and ways to do so comfortably. This can be helped by keeping visual interest at eye level; reducing barriers to sight and hearing, so that people feel in contact with others in the space; and placing seating areas in close proximity to walking areas so that pedestrians and sitters feel connected to one another and to the scene.

Because human interest is caught at eye level, the design of ground

floor elevations to buildings is especially important. A street will seem friendlier and more inviting if it has plenty of smaller units with a number of doors and a variety of functions; if the detailing on the buildings is varied and material finishes are of good quality; if the facades of buildings have a degree of relief and their articulation is vertical; and if there are few or no blind or passive frontages at street level.

As can be seen on the Public Spaces map, much of the street level frontage along the High Street and around the Market Place would qualify as 'active' by Gehl's criteria, although this is marred by areas, such as the Maltings, where a high proportion of empty units has a deadening effect on the space. In the surrounding town centre streets, there is a high proportion of 'friendly' frontages.

These are typically less varied but still small scale buildings, overlooking the street and creating a sense of security and interest in passers-by.

There are, however, a lot of publicly accessible spaces in the centre of Uttoxeter, many of them used as car parks, where levels of street surveillance are low. Often they sit at the back of buildings and are poorly overlooked. These are dead spaces within the town and represent lost opportunities for public activity.

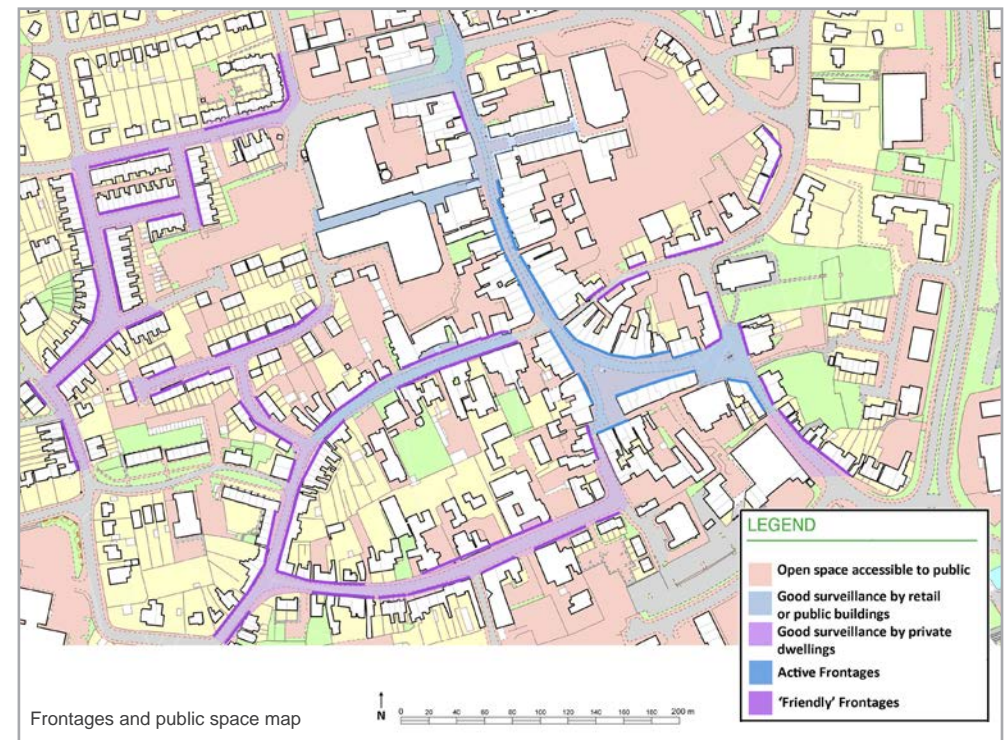
Luisa Collina (in Marusic et al, 2010) suggests that for a city to be thought welcoming to tourists there are three essential requirements:

- A host who lives happily in a place where he/she is proud to invite a guest;

- A guest who accepts the host's invitation is eager to establish a relationship with him/her;
- A place, which is a physical, social and cultural context generated by the host and enriched by the guest.

Such places offer visitors the possibility of experiencing the local culture, discovering hidden places and establishing new relations, not only with other tourists, but mainly with the residents. Public spaces in this context become physical and symbolic meeting places, expressing local historical and cultural values, and inviting relaxation.

This can best be achieved in Uttoxeter by increasing social meeting opportunities in the town's open spaces and improving the quality of those spaces to make them more attractive to visitors and residents alike.



# Townscape SWOT analysis

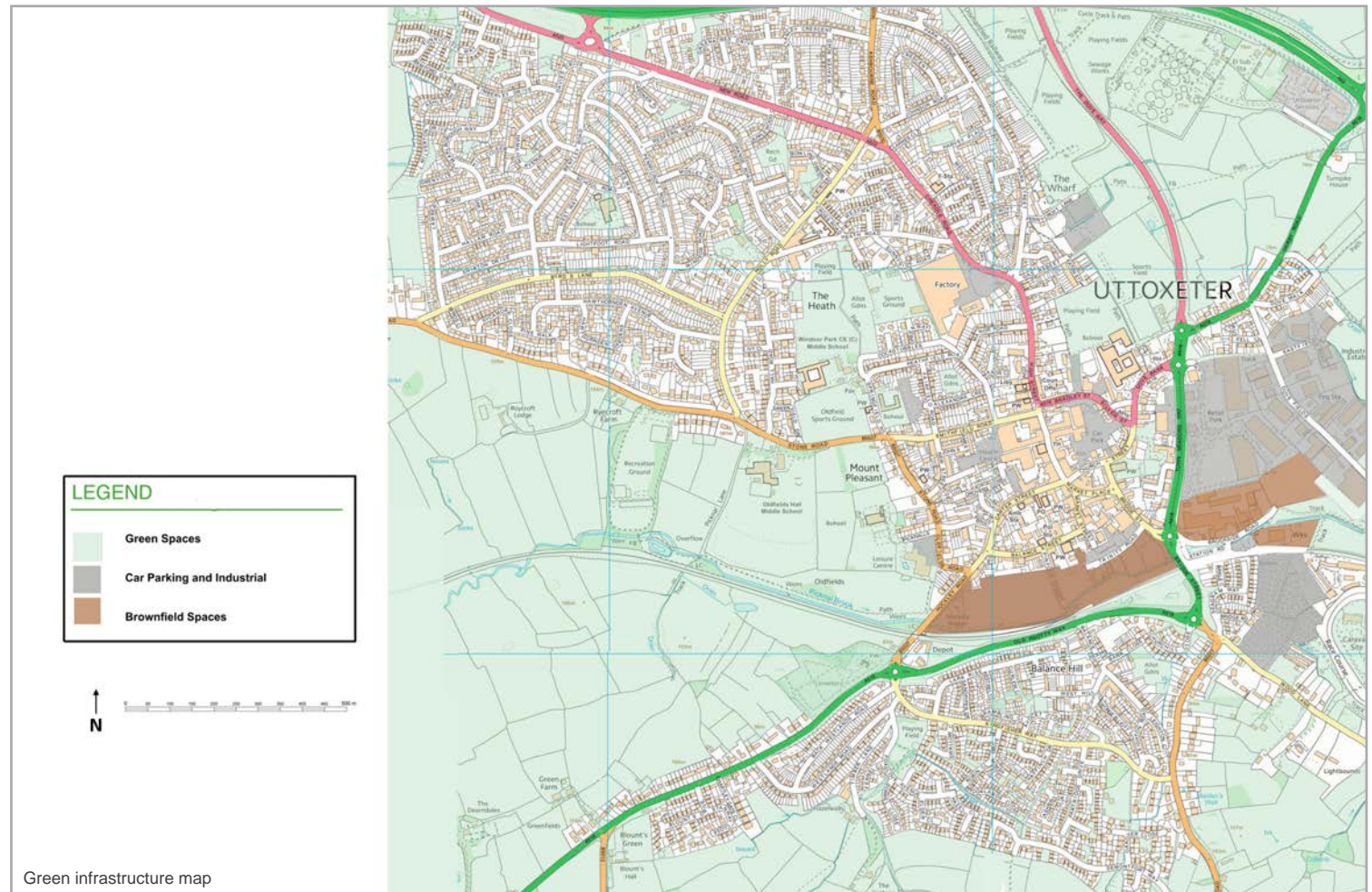


# Landscape

## Green infrastructure

The green infrastructure map makes clear that there is considerably more green space in Uttoxeter than first appears. The map is bathed in green, reflecting not just the rural location, surrounded by open fields in close proximity to the town centre, but also the many smaller spaces tucked away behind rows of houses.

There are recreation grounds, allotment gardens, playing fields and parks, as well as random spaces trapped behind residential property, many of them accessible via alleyways and footpaths. With the exception of the historic town centre, which is more urban in form, there seems to be a generous amount of green space in the town, most of which is accessible to residents and more than enough to cater for the needs of local wildlife. Most dwellings have gardens as





well, which further increases the range of available habitats for birds, small mammals, insects and other native flora and fauna.

There is a question mark over the levels of surveillance in some of the 'hidden' green spaces, however, as many could be thought of as 'no-mans-land'. They are not visible from the street and, depending on the height of garden fences, hedges, etc. may not be overlooked by the houses surrounding them to any meaningful degree. Issues of safety on public footpaths have been raised as concerns in the residents' survey and provision of better street lighting on paths is one suggested way of making these spaces feel safer for walkers.

In residential areas of Uttoxeter, there are many wide verges and open front gardens, providing further green spaces and the visual sense of proximity to nature. These spaces are privately owned but



act as green corridors for animal species and plants.

It seems unlikely that anyone living in Uttoxeter can be more than a ten minute walk from either a green urban space or open countryside. There appears to be little requirement for additional green space within the town but it is possible that better use could be made of the existing spaces, possibly by creating cycleways or similar, linking the spaces or incorporating structures or other attractive features to increase their utility to local residents.

The residents' survey highlighted the importance local people place on the landscape and rural nature of the town. The need to preserve and enhance green infrastructure within the town and to avoid the destruction of the surrounding countryside with excessive development were key themes emerging from the survey, with

65% of respondents mentioning the green environment in some aspect. Threats to the countryside around Uttoxeter are real, with three applications for development in green spaces adjacent to the town over the last two years (Appendix 4). Of these, a proposal for a mixed use development of 700 dwellings, a school and community facilities to the west of the town, was approved in outline in 2014.

There is a swathe of brownfield space across the town. This space varies considerably in quality. The large tract of land where the JCB plant formerly stood is being redeveloped as housing and ancillary services. Further east, buildings remain on land between the retail park and the station and it is unknown what issues there might be in regenerating this area: it is on the 'wrong side' of the ring road and therefore cut off from the town centre; although some of the buildings are derelict and appear

less than safe, other parts of the site are still in use, including the Brookside Business Park and M J Barretts Construction.

Also noticeable on the green infrastructure map is the amount of asphalted surface area. Most of this lies to the east of the town, forming the car parks for the retail park and the industrial estate but there is also a substantial use of land for car parking in the town centre.

As well as being ecologically and environmentally unfriendly, this wasteland represents a serious underutilisation of valuable real estate (and is really ugly!). Interestingly, one of the issues that comes up in surveys of residents and small businesses in the town is the lack of appropriate parking provision, suggesting either that there is more demand than is currently being met by these areas, or that charges for parking here are considered too high by residents to

make it worth coming to the town centre. Given the size of the town, however, and the relative lack of tourist attraction, the amount of space devoted to parking cars seems somewhat excessive. Does this imply inadequate local provision of public transport?

The flood plain map shows the relatively low risk Uttoxeter faces from flooding. The rivers Dove and Tean flow around the north and east of the town but only the industrial estate and a small area round the racecourse are in any real danger from them.

The appearance of the landscape around Uttoxeter today is fairly uniform and is broadly agricultural. According to the East Staffordshire HEA Appendix 3, most of the land around the town has either been enclosed piecemeal and subsequently re-organised at the end of the 19th century, or it has been enclosed in a planned way during the 18th and 19th centuries.

The area to the south of the racecourse (including but not limited to the golf course) and land between the B5027 (Bramshall Road) and the railway are designated as 'other parkland', recognising that these are primarily areas of leisure activity rather than being under intensive cultivation.

# Landscape SWOT analysis

<h2>STRENGTHS</h2> <ul style="list-style-type: none"> <li>• Largely out of flood plain, so low risk for most residents</li> <li>• Decent provision of parks and green spaces within the town envelope</li> <li>• Tree-lined roads</li> <li>• Number of floral displays</li> <li>• Racecourse</li> <li>• Proximity of open country</li> <li>• Almost all houses have gardens, front and back</li> </ul>	<h2>WEAKNESSES</h2> <ul style="list-style-type: none"> <li>• Picknall Brook is poorly accessible and unattractive in those parts which run through the town</li> <li>• Poor surveillance of hidden spaces</li> <li>• The industrial and retail areas to the east may be susceptible to flooding</li> <li>• Bypass and railway block animal migration - there are no green thoroughfares north to south</li> <li>• No defining landscape features in the immediate vicinity</li> </ul>	<h2>INTERNAL</h2>
<h2>OPPORTUNITIES</h2> <ul style="list-style-type: none"> <li>• Under-utilised waterway with attendant green corridor</li> <li>• Developing cycleways</li> <li>• Increase use of green spaces through better surveillance and lighting</li> </ul>	<h2>THREATS</h2> <ul style="list-style-type: none"> <li>• Further housing development on open country</li> <li>• Development of St Modwen site</li> <li>• Development of recreation ground</li> <li>• Turning A50 into motorway and removal of landscape habitats</li> </ul>	<h2>EXTERNAL</h2>
<h2>POSITIVE</h2>	<h2>NEGATIVE</h2>	

# Recommendations

## Heritage recommendations

- Regenerate the markets (in line with NPPF guidance) possibly by trying to attract local food producers to a regular farmers' market with quality local produce, artisanal food, etc. Aim to provide alternative to supermarket food offerings.
- Mark significant buildings with blue plaques to increase visibility and sense of history.
- Heritage walk/walking tours could also attract visitors with an interest in local history and would help fulfil the NPPF requirement to extend the enjoyment of heritage assets.

## Townscape recommendations

- Create 'social nodes' with attractive seating, grouped to enable people to meet and socialise in public places or to admire the views, in line with NPPF guidance.
- Extend the pedestrianised zone from the bottom of the High Street, through the Market Place, down to the War Memorial. Use this space as a focal node for the town, with events, public seating and interesting displays. The Local Plan encourages pedestrianisation in the town so this would be broadly in line with Borough policy.
- sculpture at strategic points around the town to help strengthen visual amenity and develop the identity of the town. This could be funded in part through schemes like the 'Percent for Art' programme (see below).
- Market the town to race-goers in a bid to draw people up to attractions and social events in the town itself.
- Creation of strong 'gateway' points entering the town to give a sense of arrival and strengthen the town's identity as a destination.
- Create single visual identity for the town through judicious replacement of street furniture, which will look and feel up-market and harmonious.

- barriers, except where absolutely necessary, as per the Local Plan. Make greater use of planters and flower beds to break up very deep pavements and deter illegal parking.

Add more public art and

Remove bollards and crash

## Landscape recommendations

- Create green wildlife corridors north to south under road and rail to facilitate movement of small animals.
- Open up Picknall Brook, in line with the Local Plan, on the south side of the new development at Bamford's, creating a wild habitat along the bank of the brook as well as cycle and walking paths for local people to enjoy (Local Plan Policy NE 5).
- Create new cycleways through green urban spaces and out into the open country, linking the town to its surrounding countryside. This would address issues in policy at many levels, including the Local Plan and national health initiatives.

# Appendices

## Policy statements

### NPPF

All of the recommendations on pages 34 and 35 are in line with the National Policy Planning Framework (NPPF).

This sets out the broad parameters within which consideration should be given for development applications.

The specific national policy requirements in the NPPF addressed by these recommendations include:

- Ensure the vitality of town centres by retaining existing markets or creating new ones and encourage economic activity in town centres considered to be in decline;

- Promote sustainable transport by making developments accessible to pedestrian and cycle movements and by creating safe and secure layouts, which minimise conflict between traffic, cyclists and pedestrians;

- Require good design to establish a sense of place by using streetscapes to create attractive and comfortable places to live and work and where crime or the fear of crime do not undermine quality of life or community cohesion;

- Promote healthy communities by creating opportunities for members of communities to meet one another and through creation of clear and legible pedestrian routes, which encourage the active and continual use of public areas;

- Conserve and enhance the natural environment through the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;

- Conserve and enhance the historic environment, allowing the enjoyment of heritage assets to be extended and to encourage new development within conservation areas which will enhance or better reveal their significance.

### East Staffs Adopted Local Plan

The current Local Plan for East Staffordshire Borough Council includes a Masterplan, or Action Area project, for Uttoxeter.

The stated purpose of this is to improve the quality of the town centre, creating a strong identity for the town and builds on its strategic location, unique historic

environment, shops and markets for the benefit of local business and residential communities.

Specifically, the Masterplan seeks to:

- Strengthen the historic core of the town centre;
- Overcome the barrier that the relief road represents;
- Improve linkages between the edge of centre retail development and the town centre;
- Strengthen the southern gateway to the town centre;
- Better connect the residential communities to the south with the town centre;
- Enhance Picknall Brook as a green space and recreation route into, and through, the town.

Policy NE5, the Central Rivers Strategy, sets out the criteria for land use and site enhancements along the Borough's water courses. Its provision principally relates to the needs of wildlife conservation and water-based recreation.

The Local Plan addresses the need for conservation and enhancement of historic assets and stresses their importance to the identity of the town. The policies adopted seek to ensure that areas which are already valued will be conserved and will assist areas which are not valued to become so. To preserve areas of particularly high aesthetic quality, such as the Conservation Area, the Borough Council wishes to minimise visually and aesthetically damaging street clutter. It aims to remove unsightly street furniture and where necessary replace it with more appropriate structures.

The Local Plan references the "Percent for Art" concept, highlighted by the Arts Council in 1988, which encourages developers to set aside a proportion of their capital budget, to commission work by artists and crafts people. This can include not only individual pieces of art but other works such as lighting or colour treatments.

The Plan encourages the introduction of pedestrianisation schemes in Uttoxeter and seeks the improvement of facilities for cyclists, including proposals for traffic management measures in urban areas and parking facilities for cyclists. It promotes the idea of a network of walking, cycling and horse riding routes for leisure use within the Borough and linking with routes in adjoining districts. This includes policy L15, a proposal to establish a continuous footpath network around Uttoxeter.

Both the County and the Borough Council have walking strategies.

In the supplementary document to the Plan (open Space SPD, 2010), the Borough Council set out their commitment to the preservation of open spaces within urban envelopes. Specifically, policy L2 sets out a requirement for developments of ten or more dwellings to include provision of quality green space (including childrens' play areas). On non-residential developments a similar requirement exists for provision of amenity space for workers and local communities. Allotments, such as those dotted around Uttoxeter, are protected from development unless they are no longer in use or a suitable alternative site can be offered to replace them.

The SPD calculates that Uttoxeter currently has 20.81 ha of open space, or 1.65 ha per 1,000 population. To maintain this level of open space to 2026, the town will need 24.77 ha, meaning it will need to find an additional 3.96 ha of open land for recreational and leisure uses over the period.


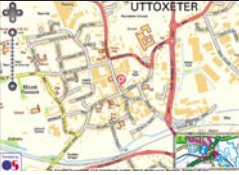






The Conservation Area Appraisal also constitutes supplementary planning guidance to the Local Plan.




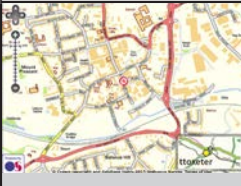





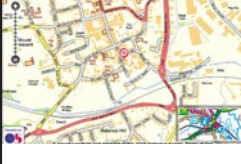












**Planning applications  
affecting heritage assets  
and landscape assets**






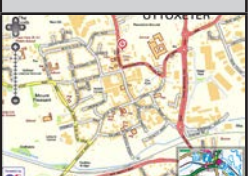

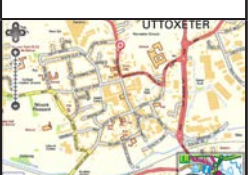

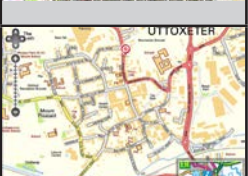
Reference	Description	Decision	Asset
OU/05254/018/JR/PO	Outline application for a mixed use development including the erection of a maximum of 257 dwellings, a single food retail store, offices (B1), D1 use (possible health centre), formation of town park and re-alignment of Picknall Brook, creation of a new vehicular access off Hockley Road, and alteration of existing vehicular accesses off Trinity Road and Old Knotty Way.	Approved by committee 16/08/2013	Bamford Works, Pinfold Street
P/2012/00771	Demolition of existing rear workshop to Sheards garage to facilitate the erection of food and non-food retail units, cafe, doctors' surgery, associated delivery area, realignment of the existing roundabout and car park	Approved 07/09/2012	Land at former Cattle Market, Carter Street
PA/12541/010	Erection of five, two-bedroom semi-detached bungalows, conversion of stable block to form two, two-bed flats and alterations to vehicular access including realignment of front boundary wall	Approved with conditions 22/02/2000	Land adjacent to Hollydene House, High Street
P/2015/00140	Outline application for the erection of up to 49 dwellings with all matters reserved	Under consideration	Land between Highwood Road and Wood Lane
P/2013/01287	Residential development for up to 140 homes and access, an extension of Bramshall Road Park including demolition of dutch barn and back stable building with all other matters reserved.	REFUSED	Roycroft Farm/ Bramshall Road Park
P/2013/00882	A development of some 700 dwellings, 10 hectares of employment use (Classes B1, B2 and B8), a first school, a mixed use local centre (incorporating leisure, social, cultural, community and health facilities, green infrastructure), associated engineering works and access to New Road and Bramshall Road and associated internal roads and associated buildings.	Outline approval 17/03/2014	Land West of Uttoxeter


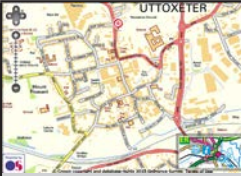

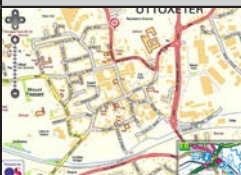






## Heritage asset list






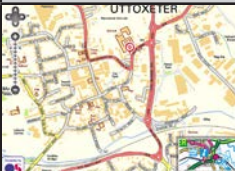

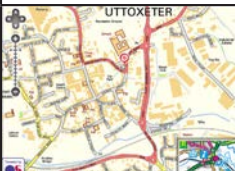


Asset name	Street name	Age of building	Date listed	Grade	Usage	Appearance	Image	Location
10 High Street	High Street, Uttoxeter	Late C18	26/03/1973	Grade II	Business	Painted brick; 3 storeys; 2 sash windows with keyblocks and channelled lintels (one upper blocked); coved plaster eaves; old tiles; modern shop front.		
15-19 Bridge Street	Bridge Street, Uttoxeter	Early C19	26/03/1973	Grade II	Dwelling	Red brick; 2 storeys; 4 3-light wood mullioned casement windows, repeated below; 4 simple doorways with plank doors. No 15 has a shallow bow window with glazing bars and moulded cornice.		
19 Market Place	Queen Street, Uttoxeter	Middle C18	24/10/1950	Grade II	Business-Car Park	Red brick; 3 storeys; 2 modest Venetian windows and 2 sash windows with flat brick arches to 3rd storey; plain eaves; old tiles. Modern shop front.		
2 Market Street	Market Street, Uttoxeter	C19	26/03/1973	Grade II	Bar	A 2-storey 2-window building with C19 brick front, 2 dormers and plain eaves; tiles. C19 shop front with plain pilaster doorcase on left, all with plain frieze and moulded cornice. Side elevation (up passage on right-hand side) shows early timber framing of merit and old tile roof of steep pitch.		




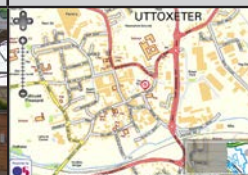

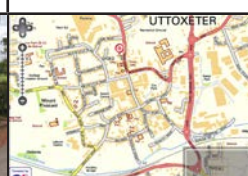



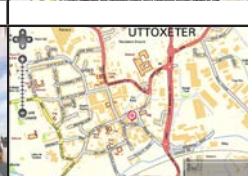
21, 23, 25 and 25a, Church Street	Church Street, Uttoxeter	Late C17 or early C18 and later	26/03/1973	Grade II	Church	Cement rendered; 2 storeys; 6 3-light wood mullioned casement windows. No 25 has a C19 moulded wood doorcase with half-columns, open pediment and fanlight. The other doors are plain, with small hoods. Brick eave cornice. Former old slate roof now tiled.		
21 Market Place	Church Street, Uttoxeter	Middle C18	24/10/1950	Grade II	Business	A good mid C18 house of red brick with rusticated stone quoins, and frieze and moulded cornice. 3 storeys; 5 sash windows, (2 with single glazing bars plus 2 blocked) with flat brick arches and moulded keyblocks. 2 window frontage to Market Place has modern shop front.		
22 and 24 High Street	Queen Street, Uttoxeter	C17	26/03/1973	Grade II	Mill outlet, bed center	Timber frame and plaster; 2 storeys and attic; 2 later casement windows inserted, mutilating timber frame; gable overall with restored barge boards; tiles. Modern shop front.		
23 High Street	High Street, Uttoxeter	Late C18	26/03/1973	Grade II	Business	Red brick; 3 storeys; 3 sash windows with keyblocks and channelled lintels; segmental-headed passage-way on right-hand side replaced by modern doorway with moulded stone surround; moulded plaster eaves cornice.		
25 Market Place	Queen Street, Uttoxeter	Late C14	08/01/1983	Grade II*	Dining	Timber framed, clad in brick; tiled roof. The medieval building consists of one short bay, probably the cross-passage of a high- status late-C14 open aisled hall of two, or more bays, with a storeyed C15 wing attached to the west (left).		

31 Market Place	Market Street, Uttoxeter	C19	24/10/1950	Grade II	Business	A gable-ended building with C19 brick front of 2 storeys with 2 windows over shop front. Side elevation (up passage on right-hand side) shows early timber framing of some merit.		
Redfern's Cottage	Carter Street, Uttoxeter	C18	24/10/1950	Grade II	Museum	A range of timber framed and painted brick cottages of picturesque appearance. 2 storeys; 5 casement windows; 4 small gabled dormers; stone plinth. No 32 has an C18 bow window with glazing bars and glazed door under a plain frieze and cornice.		
33 and 35 Market Place	Market Street, Uttoxeter	Late C18 or early C19	26/03/1973	Grade II	Bank	Painted brick; 3 storeys; 4 sash windows; corbelled eaves; tiles. Modern shop and bank front.		
38, 40 and 42 Carter Street	Carter Street, Uttoxeter	Early C18	27/10/1999	Grade II	Barber's shop	Red brick with plain tile roofs and 2 coped brick ridge stacks. 2 storeys; 4 window range. Street front has an off-centre reeded wooden doorcase with cornice on brackets, and 6-panel door early C19. To left, mid C19 wooden shopfront with side door and original glazing bars.		
38 Balance Street	Balance Street, Uttoxeter	Late C18	26/03/1973	Grade II	Dwelling	Red brick; 2 storeys and attic. Centre breaks forward under a pediment, the 2 windows below being bricked up, leaving a sash window on each side (no glazing bars) with iron window baskets. Central door in stucco case with engaged columns, fanlight and open pediment.		


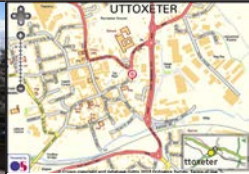

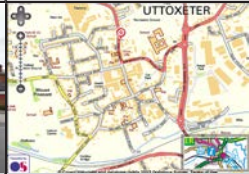


39 Carter Street	Carter Street, Uttoxeter	Early C19 but core early C17	26/03/1973	Grade II	Dwelling	Red brick; 2 storeys; 2 modern or restored casement windows; simple wood doorcase with gabled cornice hood on brackets, 6-panel door and steps up with a wood handrail on each side, dentilled brick eaves; tiles.		
53 and 55 Balance Street	Balance Street, Uttoxeter	Late C18	24/10/1950	Grade II	Dwelling	Red brick; 2 storeys and attic; 3 sash windows (single glazing bars); later cast iron window baskets to all windows; rectangular stucco plaque with a small swag ornament over each 1st floor window; sill band; recessed door on right-hand side with semi-circular head and fanlight.		
74 High Street	Hawthorn Mews, Uttoxeter	Early C19	26/03/1973	Grade II	Dwelling	Red brick; 2 storeys; 3 sash windows in moulded stone architraves, the outers set within advanced panels, and the central with slight cornice hood on consoles; central stone cornice hood porch with coupled square pilasters; stone plinth and moulded band; plain lined eaves; hipped slate roof.		
80 and 82 High Street	A522, Uttoxeter	Early C18	26/03/1973	Grade II	Inn	2 sash windows; stone quoins and plinth. No 82 has original small bow shop window with glazing bars and each has a simple doorway. Brick eave cornice; old tile roof.		
84-88 High Street	A522, Uttoxeter	Late C18 or early C19	26/03/1973	Grade II	Inn	Red brick; 3 storeys; 3 sash windows with rusticated stone lintels; 3 similar wood doorcases with reeded architraves, rectangular fanlights and small hoods; plain eaves; tiles.		

90 High Street	A522, Uttoxeter	Middle C18	24/10/1950	Grade II	Dining	Red brick; 2 storeys; 4 sash windows; door with 6 fielded panels in later wood case with pediment and "Gothic" glazed fanlight; brick eaves cornice; old tiles.		
92 High Street	A522, Uttoxeter	Late C18	24/10/1950	Grade II	Inn	Red brick; 3 storeys; 3 sash windows with cambered heads; plain Tuscan doorcase with 3/4 columns, frieze and cornice and door with 6 fielded panels and traceried rectangular fanlight; small brick band at eaves; old tiles.		
Black Swan Public House	Market Street, Uttoxeter	C18	26/03/1973	Grade II	Bar	Painted brick front with C19 ground floor windows to earlier timber frame, part of which is visible in side elevation under the coach-arch and probably of C16 date. 2 storeys; 2 windows, with 1 also, over archway; brick eave cornice; tile roof.		
Bradley House	Bradley Street, Uttoxeter	Early C17	26/03/1973	Grade II	Business	House of 2 storeys with 4 sash windows. Cement-rendered; moulded eaves cornice and small parapet; windows in stucco frames, and a C19 stucco porch with square columns, and frieze and cornice.		
Cemetery Chapels	4 Stafford Road, Uttoxeter	Circa 1870	26/03/1973	Grade II	Cemetery	Gothic style. Ashlar with slate roofs. 2 small chapels (one now used as a store) linked by an arched covered-way and surmounted by an octagonal tower and spire, truncated as a result of a fire.		

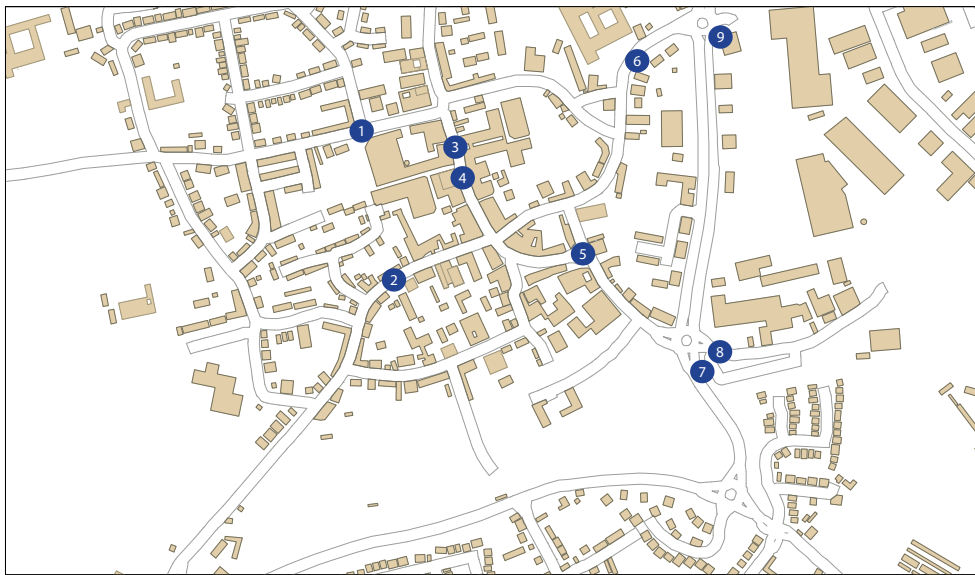
Cricket Pavilion at Oldfields Sports Ground	Cockstubbles, Uttoxeter	1904	10/05/2000	Grade II	Pavilion	Single storey central range with row of sash windows and central doorway onto a verandah with cast-iron posts and iron brackets supporting a balcony above with plain wooden balustrade with stick balusters. Flanking right and left are 2-storey pavilions with tent-shaped hipped roofs with projecting eaves.		
Dove Bridge	A50, Uttoxeter	Probably C15	13/09/1967	Grade II*	Bridge	Road bridge, now disused. Probably C15, Coursed squared sandstone. Six arches, rising to the centre. Two central arches round-arched. Outer four with segmental pointed arches with a single chamfer. Tall triangular cutwaters between each arch. Plain parapet walls.		
Garden Wall at Alleyne's Grammar School to North East of School House	Dove Bank, Uttoxeter	C18	26/03/1973	Grade II	Wall	A C18 wall of red brick with moulded stone coping, formerly the garden wall of the headmasters house.		
Jervis House	Church Street, Uttoxeter	Early to mid C18	24/10/1950	Grade II	Dwelling	House in red brick, with stone plinth rising to ground floor sills, and moulded stone eaves cornice; rusticated quoins; 3 window bays to 1st and 2nd floors, top storey having 3 semi-circular windows, each of 3 lights with modern fenestration. All have stone frames and bands at sills.		
Parish Church of St Mary	Bridge Street, Uttoxeter	C14	24/10/1950	Grade II*	Church	The long and wide nave is in typical Commissioner's Gothic style (although not paid for by the Commissioners). It has a series of six long two light windows with one reticulation unit at the top alternating with shallow chamfered gabled buttresses.		

Police Station	32 Balance Street, Uttoxeter	Early C19	26/03/1973	Grade II	Police station	Plain red brick; stucco plinth, band and moulded eave cornice; small parapet; 3 sash windows. Centre (1 window) breaks forward twice, as does also the cornice. 2 storeys. Plain stucco doorcase with engaged columns and frieze and cornice; tiles.		
Rural District Offices	26 Church Street, Uttoxeter	C17	26/03/1973	Grade II	Business	A C17 timber framed building modernised by cement rendering and C19 fenestration; 2 storeys; 4 stone-framed windows and an entrance doorway under a C19 trefoil opening in a pointed arch. Small plinth; small modillion cornice; tiles.		
The Manor House	A522, Uttoxeter	C16 date or possibly earlier	24/10/1950	Grade II*	Dwelling	The front is largely mid C18, of 2 storeys, with 2 windows flanking a 3-window bay through all storeys in centre. Red brick with stone dressings, the modern alterations include the shaping of the parapet and the addition of stone balls at the angles. Stone porch, also modern.		
The Old Talbot Inn	Market Street, Uttoxeter	C19	24/10/1950	Grade II	Inn	A 2-storey front with 1 gable and a 2 window wing. C19. Extension of ground floor forward under pentice roof, including plain door in narrow moulded frame. Painted brick and painted half-timbering but side elevation shows original timber-framing, including a kind of combined column and corbel with carving.		
The Vaults Public House	Uttoxeter	Middle C18	26/03/1973	Grade II	Business	Red brick; 3 storeys; 2 2-light casement windows with moulded stone keyblocks and flat brick arches; quoins; moulded plaster eaves; stone capped gable ends; tiles. Mid C19 pentice moulded wood inn front with slate roof.		



Vicarage	Uttoxeter	Late C17	24/10/1950	Grade II	Dwelling	Red brick; 2 storeys and attic; 5 sash windows with flat brick arches, that in centre of ground floor forming door with 6 panels, and a 2-paned fanlight; moulded wood eaves cornice; hipped tile roof.		
Wellington Inn	Hawthorn Mews, Uttoxeter	Late C17 or early C18	26/03/1973	Grade II	Inn	Late C17 or early C18 from pitch of roof, but modernised with roughcast, fenestration and tiles to roof which formerly had stone-capped gable ends. Stone quoins and surround to C19 door. 4 later wood casement windows with cambered heads; plain eaves.		
White Hart Hotel	Carter Street, Uttoxeter	C17	26/03/1973	Grade II	Hotel	A tall C17 building much modernised and well restored. Stucco; 3 storeys and attic; 4 modern casement windows with leaded lights; rusticated stone quoins and plinth; moulded stone eaves cornice and stone capped gable ends. A 2 window extension on east side.		

## Pedestrian counts



Location	Time	Direction	Count
1	15:10 - 15:40	North	50
1	15:10 - 15:40	South	36
1	15:10 - 15:40	East	33
1	15:10 - 15:40	West	62
2	15:07 - 15:37	East	37
2	15:07 - 15:37	West	61
3	15:43 - 16:13	East	91
3	15:43 - 16:13	West	67
4	15:40 - 16:10	North	130
4	15:40 - 16:10	South	120
5	15:09 - 15:39	All directions	104
6	15:45 - 16:15	East	18
6	15:45 - 16:15	West	7
7	13:24 - 13:54	North	0
7	13:24 - 13:54	South	1
8	13:24 - 13:54	East	3
8	13:24 - 13:54	West	5
9	15:10 - 15:40	North	60
9	15:10 - 15:40	South	48
9	15:10 - 15:40	East	27
9	15:10 - 15:40	West	42

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## 10. Appendix 2: Assessment of Sites for Local Green Space Designation

## Assessment of open spaces in Uttoxeter against the criteria for protection as Local Green Spaces

The table below assesses the many greenspaces, specified in the Uttoxeter Neighbourhood Plan, for appropriateness for designations as Local Green Spaces, against the criteria for LGS set out in the NPPF. A total 24 have been considered appropriate for protection as Local Green Spaces.

Map Number	Name	Criteria 1: Reasonable distance	Criteria 2: Special character					Criteria 3: Not being extensive tracts of land	Fulfilling LGS criteria
			Beauty	Historic significance	Recreation al value	Tranquillity	Rich in wildlife		
1	Davies Drive Park	✓			✓			✓	✓
LGS justification: Area is open green space used as recreation									
2	Kimberly Drive Park	✓			✓			✓	✓
LGS justification: Area is pleasant green space with shrubs and grass and used for recreation									
3	Hill Close open space	✓			✓			✓	✓
LGS justification: Area is a small field between surrounding properties with a walkway passing through									
4	Hamilton Avenue Play Area	✓			✓			✓	✓
LGS justification: Area is used as a children's playground									
5	Redfern Road Park	✓			✓	✓		✓	✓
LGS justification: Area is a tranquil park located between properties, providing valuable green space									
6	Princess Road Park	✓			✓			✓	✓
LGS justification: Area is a playing field with a children's playground on one side									
7	Howitt Crescent Play Area	✓			✓			✓	✓
LGS justification: Area is a field used for recreation and play area									
8	Park Avenue Allotments	✓			✓	✓		✓	✓
LGS justification: Area is in tranquil surroundings and used for allotments by the local community									
9	Playing Fields, off The Dove Way	✓			✓	✓		✓	✓
LGS justification: Area consists of playing fields, various recreational facilities such as football pitches, and green walkways									
10	Harvey Place open space	✓				✓		✓	✓
LGS justification: Area is tranquil open space between properties									
11	The Wharf Recreation Ground, Pennycroft Lane	✓			✓	✓		✓	✓
LGS justification: Area is a large field in tranquil surroundings which is used for recreational purposes									



Map Number	Name	Criteria 1: Reasonable distance	Criteria 2: Special character					Criteria 3: Not being extensive tracts of land	Fulfilling LGS criteria
			Beauty	Historic significance	Recreation al value	Tranquillity	Rich in wildlife		
12	Holly Road Park	✓			✓			✓	✓
LGS justification: Area is used for recreation and includes a children's play area									
13	Millfield Victory Allotments, Heath Road	✓			✓	✓		✓	✓
LGS justification: Area is a tranquil location used for allotments by the local community									
14	Alexandra Crescent Allotments	✓			✓			✓	✓
LGS justification: Area is used for allotments by the local community									
15	Oldfields Sports Ground	✓			✓			✓	✓
LGS justification: Area is used for recreation and sports									
16	Land at Mount Pleasant	✓	✓			✓	✓	✓	✓
LGS justification: Area contains various tree species (subject of a TPO) and is located in tranquil settings									
17	Land to south of Bramshall Road	✓	✓			✓		✓	✓
LGS justification: Area is considered special open green space by the community. It serves as a green border to the neighbouring Bramshall Road Park and Picknal Brook to the south									
18	Bramshall Road Park	✓			✓	✓		✓	✓
LGS justification: Area is in tranquil surroundings and is used for recreational purposes, with recreational facilities to the south of the site.									
19	Picknall Brook Valley Walk	✓	✓		✓	✓		✓	✓
LGS justification: Area contains a tranquil wooded green walkway to the west and a recreation field used as a rugby pitch to the east.									
20	Cemetery, Hockley Road	✓		✓		✓		✓	✓
LGS justification: Area is a cemetery in tranquil settings									
21	Westlands Road Allotments	✓			✓	✓		✓	✓
LGS justification: Area is used for allotments in tranquil surroundings									
22	Hazelwalls Community Park	✓			✓	✓		✓	✓
LGS justification: Area consists of a playing field and community park in tranquil surroundings									

Map Number	Name	Criteria 1: Reasonable distance	Criteria 2: Special character					Criteria 3: Not being extensive tracts of land	Fulfilling LGS criteria
			Beauty	Historic significance	Recreation al value	Tranquillity	Rich in wildlife		
23	Victoria Allotments, Leighton Road	✓			✓	✓		✓	✓
LGS justification: Area is used for allotments by the local community									
24	St Mary's Church Land	✓				✓		✓	✓
LGS justification: Area is pleasant green civic space surrounding the church									