

Uttoxeter Neighbourhood Plan

Consultation Friday 12th August – Monday 26th September 2016

Regulation 16 representations

Ref	Organisation	Policy	Text	Do they want to be informed?
UTTOX1	Sport England	Whole document	<p>Thank you for consulting Sport England on the above document.</p> <p>Sport England would strongly advise the NP to support the concept of the new Sports Hub at Uttoxeter Quarry.</p> <p>The need for a new hub to support both existing demand and planned population expansion in the local area has been evidence based in the Councils adopted 'Outdoor Sport Investment and Implementation Plan' 2013 and the new hubs are allocated in the adopted Local Plan (see extracts from the RJ, the policy and the pink football locating the Uttoxeter Sports Hub on the proposals map.</p> <p>Including the site in the NP will support its delivery at a local level and help to lever in planning contributions.</p>	no

HEALTHY COMMUNITIES POLICIES

Open Space, Sports and Recreation Areas

3.215 The provision and protection of open space, sports and recreation areas is vital to maintaining and improving well-being within the community as acknowledged in the Health policy. Within the Borough there are many such spaces and facilities that are of varying quality which are well used, these include leisure centres, parks, equipped children's play areas, outdoor football/rugby/cricket pitches, allotments, semi-natural green spaces and amenity green spaces. Some open spaces can also encourage walking and cycling by acting as sustainable travel corridors, provide opportunities for physical activity to improve health and well being as well as improving the environment and landscape. It is important that sports facilities have the necessary infrastructure to encourage participation and maximise their usage; this will depend upon the nature of their use, and location, for example floodlighting or changing facilities.

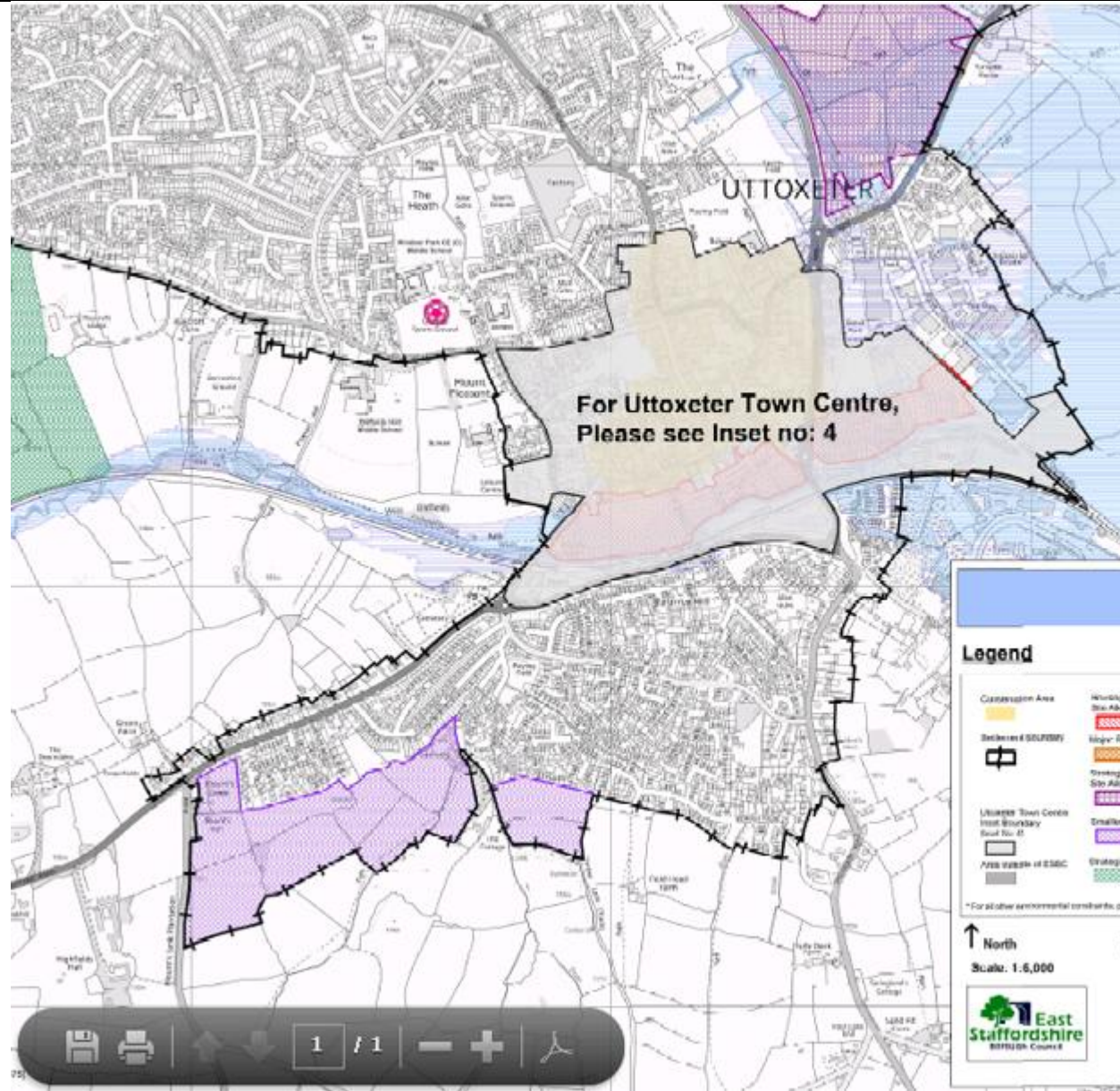
3.216 The Council has in partnership with Sport England prepared and adopted an Outdoor Sports Delivery and Investment Plan, setting out a strategy for delivering additional provision of outdoor sports facilities within the Borough to address current deficits and new demand associated with planned housing and population growth.



Sports Pitches, The Washlands

3.217 The document identifies two additional 'Hub' sites in the Borough, the first in Burton which is the forthcoming new Burton Rugby Club site in Branston and in Uttoxeter, a site at Leasowes Farm, part of the quarry site, which has been identified. These sites are anticipated to be multi sports hub sites that will be able to sustain themselves due to a partnership approach to site development and future use. Three existing sports hubs are also identified for protection and improvement (Shobnall Leisure Complex, Holland Sports Ground Barton under Needwood and Oldfield's Sports and Social Club, Uttoxeter).

			<p>STRATEGIC POLICY 32</p> <p>Outdoor Sports and Open Space Policy</p> <p>Where appropriate, the Borough Council will seek to deliver new provision and protect and enhance existing outdoor open space and sport facilities by safeguarding sites for the benefit of local communities and applying the standards set out in Appendix 2.</p> <p>Developers will be expected to contribute either by on-site provision and/or a S106/CIL contribution as appropriate. The Council may direct any outdoor sports contribution/provision to the established or proposed Sports Hubs in place of on-site provision where appropriate.</p>		
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UTTOX2	Historic England	Whole document	<p>UTTOXETER NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION.</p> <p>Thank you for the invitation to comment on the Uttoxeter Draft Neighbourhood Plan. We have no additional comments to make but would repeat those expressed in our original consultation letter of 11th March 2016, that is:</p> <p><i>“We are supportive of the content of the document, particularly its’ emphasis on local distinctiveness and the emphasis placed upon the proactive conservation of the historic market town core. It is clear that the Plan has benefitted considerably from the input of the Staffordshire Archaeology Service and Historic England highly commends the approaches taken in the Plan to the conservation of the historic environment”.</i></p> <p>In conclusion, Historic England consider the Uttoxeter Neighbourhood Plan to be a well-considered, concise and fit for purpose document that effectively embraces the ethos of “constructive conservation”.</p> <p>I hope you find this advice helpful.</p>	-
UTTOX3	Coal Authority	Whole plan	<p><u>Uttoxeter Neighbourhood Development Plan - Submission Draft</u></p> <p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it.</p> <p>Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>	No
UTTOX4	Uttoxeter Third age	Whole Plan	<p>We both fully endorse the plan in its entirety and recommend it to ESBC. It is a thoroughly well considered report that will be vital in overseeing the future development of Uttoxeter in concert with the wishes of the local population, who have been fully involved in its development.</p>	Yes
UTTOX05	Acres land and Planning On behalf of Gleesons	Whole plan and numerous policies	<p>UTTOXETER NEIGHBOURHOOD PLAN – REGULATION 15 RESPONSE STAGE REPRESENTATIONS BY GLEESONS DEVELOPMENTS LTD</p> <p>Introduction</p>	yes

		<p>I am writing to make representations on the Submitted Uttoxeter Neighbourhood Plan on behalf of Gleasons Developments Ltd who own and control land at Roycroft Farm, Bramshall Road part of which has already been marketed and sold for development and is currently being built by Lioncourt Homes .</p> <p>Gleeson Developments are promoting an additional 3.2 Ha of the land adjacent to the original Roycroft Farm site which was recently subject to an outline planning application for up to 45 dwellings. The application was rejected by East Staffordshire Borough Council at their Planning Committee on 16th August 2016, primarily on the grounds that it is not allocated in the recently adopted East Staffordshire Local Plan. In our view there remains a sound and sustainable case for extending the site to deliver more homes for Uttoxeter.</p> <p>Background.</p> <p>Turley, acting on behalf of Gleasons, offered assistance at the initial stage of Neighbourhood Plan preparation in volunteering to participate in discussion groups and workshops to represent the interests of the private sector housebuilding sector – however this offer was not taken up because the Town Council indicated that they only wanted to involve ‘local’ businesses. We did however attend the initial Exhibition and respond to the early consultations. Turley submitted previous representations on behalf of Gleasons at the Regulation 14 stage, in which they offered helpful advice on draft planning policies to the Neighbourhood Forum and also attended the Local Exhibition. The Submitted Neighbourhood Plan has changed little since the Draft stage albeit there is now a Monitoring & Review section.</p> <p>Most recently, Gleasons were represented at a ‘consultation ‘interview’ with the Neighbourhood Forum in July 2016, to discuss the contribution which the Roycroft Farm (Stage 2 site) and also land at Derby Road, to the north of the town, could make to the future of Uttoxeter. Gleasons has therefore engaged in regular and positive consultation with the Town Council and Neighbourhood Forum over many years.</p> <p>General Points.</p> <p>Uttoxeter is a growing town with new infrastructure, in particular the up-grading of the A50, offering</p>	
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		<p>the opportunity to attract new development and business. The expansion of JCB has also created strong new investment and jobs in the local area which in turn creates the need for more housing. Together this gives local people, especially youngsters, the chance of a wider range of local jobs and a better way of life. This in turn creates the chance to widen the range of facilities for local people. The development of ASDA and the cattle market site has been followed by the building of a new Waitrose store and this together with other changes such as the new Leisure Centre is bringing new confidence to the town.</p> <p>The Neighbourhood Plan is prepared as an echo of the recently Adopted East Staffordshire Local Plan. Whilst consistency with the Local Plan is essential and indeed welcome, it is perhaps disappointing that the Neighbourhood Forum has not thought more positively about how the Local Plan could be taken forward and expanded to look at additional areas where growth could take place. The Roycroft Farm extension and the Derby Road triangle are two classic examples of this ‘missed opportunity’.</p> <p>We do however welcome the deletion of the text from the previous Consultation draft which sought to ‘protect the town from uncoordinated speculative development’. The text within the submitted Neighbourhood Plan is now more positive in wanting to encourage local people <i>‘to shape the future of the town by actively supporting development which they would like to see’</i>.</p> <p>Paragraph 2.3 needs to be qualified to explain that once applications are granted in outline, there are only certain reserved matters where the community can influence the details. The implication of the paragraph, as written, is that changes can be made to the schemes once granted in outline, when in practice they will have been determined both by the description of development, the broad proposals in any Master Plan, by the approved conditions and by a detailed Section 106 agreement.</p> <p>In addition, somewhat out of the blue, paragraph 2.3 also refers to the Town Council’s support for a new link road from the A50 through to Bramshall Road. Whilst at first glance this may seem a desirable objective, it sits somewhat uncomfortably within the introductory text. In our view, this is a site specific issue which should be addressed in the Transport section. Furthermore, the idea could have significant adverse implications by discharging large quantities of traffic from the A50 onto Bramshall Road which could then filter through one of the narrowest roads into the town centre. Further work needs to be done to assess the practical implications of the idea. Alternatively, in future, a road could be extended beyond Bramshall Road across the Picknal Valley to link up with the A518</p>	
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		<p>(Stafford Road), and thereby form a by-pass to the town. But without funding from new development there is no indication how the cost of this road would be funded</p> <p>Paragraph 2.4 makes a reference to the Stage A and Stage B proposals for the A50 improvement. This aspect is really important for Uttoxeter and for the sites which lie to the north of the town. We would have hoped that the Neighbourhood Plan would have taken a more positive role in commenting on these proposals and coming up with ideas which might help release the key sites and remove the current uncertainty which exists.</p> <p>Evidence Base & SEA Screening.</p> <p>The Neighbourhood Plan, once it is formally 'made' becomes part of the Development Plan for Uttoxeter. It is vital therefore that the evidence base is sound and also that the correct procedures are followed in reviewing the proposals, including whether the Plan should be subject to Strategic Environmental Assessment.</p> <p>A separate Briefing Note by Urban Imprint, accompanying the Submitted Plan encloses the Screening Opinion prepared by East Staffordshire Borough Council on whether a Strategic Environmental Assessment is needed. The paper quotes the Government's Planning Practice Guidance in judging whether an SEA is likely to be required.</p> <p>It states, an SEA may be required:</p> <ol style="list-style-type: none">1. where the Neighbourhood Plan allocates sites for development,2. where the Neighbourhood Area contains sensitive natural or heritage assets that may be affected by proposals in the plan, or3. where the NP may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal for the Local Plan. <p>The second part of the screening includes a spreadsheet examining the individual issues and the responses by the statutory bodies involved including Natural England and the Environment Agency. It concludes, inter alia, that in terms of protected species, Uttoxeter is outside the 15km hinterland around the Cannock Chase SAC and that there are no proposals likely to cause any effect, positive or</p>	
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		<p>negative, on the European site. This appears to be supported by Natural England.</p> <p>Whilst this may seem a sensible, logical and common-sense step to take insofar as the town is on the margin of the 15km cordon defined by Natural England (and would be beyond 15km by any normal road route), this is not the view which ESBC has taken in relation to Gleeson Developments' planning application in Uttoxeter where they have argued that the site is <u>within</u> the 15km cordon and hence would require mitigation against the possible effect on the Cannock Chase SAC. Clearly there is a fundamental inconsistency here which needs to be resolved before the Neighbourhood Plan progresses.</p> <p>Consultation.</p> <p>The Document refers to the background consultation undertaken, information collection and profiling done for the town. There has been a comprehensive consultation exercise and some very helpful suggestions have emerged from the community within the various topic themes. However, asking peoples' views and opinions on topics is not necessarily the same as compiling a sound evidence base. Furthermore comments made by local residents may not always be accurate. For example the reference to the '3,000 signature petition' about the Picknal Valley belies the fact that the petition was collected to counter a specific proposal within the Draft East Staffordshire Local Plan (to allocate housing at Stone Road) which was subsequently removed from the Plan. The petition, which in fact had less than 2,000 signatures, collected signatures on doorsteps and in pubs, supermarkets and clubs in the town (and hence included many people who lived elsewhere). Nor did it explain the pros and cons of the issue and hence cannot be regarded as balanced and impartial evidence.</p> <p>The Vision and Objectives.</p> <p>We broadly support the objectives set out within Chapter 4, but we feel the ambitions expressed within the Plan need to be translated into a more positive approach towards additional growth. The large Urban Extensions to the West of Uttoxeter and at Hazelwalls to the south of the town have evidently proved to be especially unpopular during the consultation stages of the Neighbourhood Plan. Due to their size and the scale of infrastructure required, they will almost certainly be slow to deliver, and other sites (for example the extension to Roycroft Farm), will certainly be required to match the growing housing needs of the town. The growth ambitions of the town are laudable, but</p>	
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		<p>providing an adequate scale of housing is critical to meeting the needs of growing businesses, keeping house prices within reach of buyers and hence maintaining affordability and also providing adequate choice for people within the town.</p> <p>Aspirations for Uttoxeter.</p> <p>We feel the three inter-linking themes for Uttoxeter – a dynamic business & retail sector, a strong service centre and a vibrant visitor economy - are really positive objectives for Uttoxeter. So is the theme of a well-connected community. The concept of a town whereby ‘everything is in one place’ and that residential areas are well connected with the town is really important.</p> <p>Uttoxeter is a superb location for business and the improvements in infrastructure and local services are helping to raise the image and profile of the town. However, providing a continuous supply of good quality of housing is an essential pre-requisite to stimulating business success. This will mean that more sites will need to come forward in addition to those already earmarked within the East Staffordshire Local Plan.</p> <p>If the Neighbourhood Plan does have a key theme, then it appears largely to be the re-vitalisation of the town centre. This is a sound aspiration which we fully support.</p> <p>It is noted that Diagram 3 shows clearly a red ‘housing allocation’ at Roycroft Farm extending up to the edge of the Strategic Gap (on the west side) with a ‘Green Route for Enhancement’ and a ‘Route for Enhancement’ connecting the site to the town centre.</p> <p>The planning policies.</p> <p>The following comments represent Gleesons’ formal response to the Uttoxeter Neighbourhood Plan policies. Where we have not commented we either do not have a view or we offer tacit support.</p> <p>Design: Policy D1: The Design policies seem logical and broadly reasonable. With respect to Policy D1; in practice most strategic sites of any size are accompanied by a master plan and usually include some form of design code within a Design & Access Statement, but the imposition of conditions is something that can only be done by the Local Planning Authority. We don’t see how a Neighbourhood</p>	
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		<p>Plan (or Forum) could do this. This needs to be made clear in the policy. Under point 3, we much prefer the wording within the original draft NP which said <i>‘Present a layout for new development which integrates well with the surroundings’</i> rather than the current wording which states, <i>‘Establish a gateway to the site and where appropriate to the town itself’</i>. This surely is only going to apply to the larger strategic sites which are mostly already committed.</p> <p>Business & Economic Policies: There is some confusion in the relationship between the initial text for Policy B1 (which refers to ‘Unallocated Employment Land’) and the policy (B1), itself which refers to ‘Employment Land’. The two seem slightly at odds with each other.</p> <p>Policy B1 appears to aim to resist the loss of established employment land and protect existing employment sites from change of use. In most cases this is a sensible strategy to protect the economic well-being of the town. There is no apparent reference to any of the allocated employment sites in and around the town. There may well be changes of circumstances where employment allocations prove inappropriate. The Derby Road employment allocation for example, is currently at the ‘gateway’ into Uttoxeter from the A50, but the draft changes proposed to the A50/Derby Road junction by Highways England may well change this. This aspect was raised by the East Staffordshire Local Plan inspector who highlighted the scope for reviewing the Derby Road allocation in an early Local Plan Review, when he stated in paragraph 81.11 of his report;</p> <p><i>‘The Council admits that this 10ha greenfield employment allocation north of the centre of Uttoxeter is not an obvious choice as an employment site. Representors point to recent changes to local infrastructure including road improvements at the southern end of the site, such that its consideration, at least in part, for residential use would appear logical’. He concludes, ‘should planning circumstances alter over time, it would naturally be for any review of the Plan to reconsider the most appropriate role for the Derby Road site’.</i></p> <p>We feel that the Neighbourhood Plan could have raised this site as a topic for future review in view of its importance as a gateway into Uttoxeter from the north and the potential for change. However, since it is silent on the matter we consider that this leaves the door open to future discussions with the Borough Council and the Town Council.</p> <p>It is important to note that there are other employment sites, just outside the NP area, for example at</p>	
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		<p>JCB which have a much greater bearing on Uttoxeter than the employment sites within it.</p> <p>Transport Policies. We fully support policy T2 to strengthen links between areas outside the town centre, including Dovefields Retail Park, Uttoxeter Station, the Racecourse and development sites such as Roycroft Farm with the town centre, as shown on Diagram 3. The Roycroft Farm site incorporates an extension to Bramshall Road Park and also delivers a continuation of the footpath and wildlife area along the Picknal Valley – creating continuous public access along Picknal Brook right into the centre of the town. The Roycroft Farm, phase 2 site, would extend that footpath and wildlife area still further. This policy is therefore fully consistent with the Gleeson proposals, and vice versa.</p> <p>We have already commented on the potential merits (and possible impact) of a potential link road through the ‘West of Uttoxeter’ site from the A50 to Bramshall Road and we note that this doesn’t appear as a firm proposal, simply a statement of encouragement. Before this is given any weight in the NP (and in view of the potential blight implications), we feel the traffic implications of such a link road ought to be explored and published.</p> <p>Under Policy T6 we would support any initiatives to improve the station facilities and linkage of the railway station with the rest of the town. This is currently a very poor entrance into Uttoxeter which needs urgent attention. In addition, whilst the consultation comments refer to the poor bus services and lack of information provided and the facilities at the bus station, there is no mention of this (let alone a policy provision) within the Policy chapter.</p> <p>Leisure & Recreation. Policy L2 includes a comprehensive list of the town’s parks, gardens and recreation and play areas. All of them are designated Local Green Spaces to the extent that in our view, the ‘currency’ is somewhat de-valued. The purpose of the designation within paragraphs 76 and 77 of the NPPF is to provide special protection where the POS is indeed ‘special’. The Council (and indeed the examiner) may wish to look at these areas of open space and decide whether indeed they fit the NPPF criteria.</p> <p>More specifically in relation to the Picknal Valley area, the Policy and the Proposals Map identifies small areas adjacent to the Picknal Brook (at the western end) which are subject to a recent planning consent for Roycroft Farm (where there will be public access – as well as a small area ‘West of Roycroft Farm’ which is subject to recent refusal of consent and where there is no public access. (Area</p>	
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		<p>20).The proposed westward extension to Bramshall Road Park (as part of the Roycroft Farm consent) is not included within the designation. This may need looking at more closely.</p> <p>Policy L3. We are unclear whether the expectations required from policy L3 are equivalent or additional to the policy within the East Staffordshire Local Plan. The Roycroft Farm site, for example, is delivering well in excess of the policy expectations in terms of public open space. Furthermore the restrictions which apply to the loss of playing pitches seem to duplicate policy L2 where the Oldfield Road playing fields is included as a Local Green Space.</p> <p>With regard to Bramshall Road Park it would have been helpful to mention the extension to the park provided as a result of the Roycroft Farm development. It might also have been worthwhile to explore the additional facilities which could attract more local people to the park, including refreshments and cultural facilities perhaps. The park has enormous untapped potential.</p> <p>Environment Policies. We support the main thrust of Policy E1 insofar as it emphasises the desire to strengthen the Green Network of green infrastructure within and around Uttoxeter. The policy and the Proposals Map now makes reference to the ESLP Strategic Green Gap policy which covers land between Uttoxeter and Bramshall village which lies to the west of the potential Roycroft Farm Phase 2 site.</p> <p>Policy E2. Whilst the protection of the town’s surrounding landscape is entirely laudable, the proposals need to reflect the evidence base within the Staffordshire County Council ‘Planning for Landscape Change SPD. This did not give a special emphasis to the Picknal Valley (which incidentally is spelled with one ‘L’ not two). The reference to the ‘3000 signature petition’ is also misleading, as indicated above. Therefore whilst landscape protection is important, we are concerned that this approach represents a particular ‘agenda’ held by the Town Council.</p> <p>With respect to development within the wider Picknal Valley, the Roycroft Farm site was granted consent by an appeal inspector in January 2015 and construction is now underway. This brings additional ecological and recreational assets into the valley and extends public access further along Picknal Brook, as well as bolstering the network of trees and hedgerows. It is important to emphasise that with regard to Policy E2, the independent Planning Inspector who granted consent for the Roycroft Farm application, considered the issue of landscape and setting very carefully in a Public</p>	
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		<p>Inquiry at which the Picknal Valley Preservation Group were represented. He concluded on balance that: <i>'the proposal would contribute to the achievement of sustainable development and permission should not be withheld'</i>. The petition undertaken by the PVPG, was fully discussed at the appeal hearing and the Inspector took this evidence into account in making his decision to grant the appeal. An extension of this site to the west would bring additional ecological assets and public access to the Picknal Valley – consistent with Policy L2.</p> <p>Policy E3 aims to create (and consolidate) Green Links through the town and we support these, including the first one (Route 17 and 18) which extend along the Picknal Brook.</p> <p>Housing policies. The Neighbourhood Plan tacitly accepts the ESLP housing allocations but is silent on the additional scope needed for housing to 'fill in the gaps'. The East Staffordshire Local Plan only identifies strategic allocations and ignores smaller sites. The key to providing a range of choice for local people and newcomers who decide to settle in Uttoxeter is to provide a larger number of smaller sites (something the Local Plan Inspector highlighted in his Interim Report but the Council ignored). It would be helpful if the Neighbourhood Plan commented on the scope for windfall development in the town.</p> <p>Policy H1 on brownfield sites is a little confusing since it appears to include a sequential approach where employment uses are given priority. Does this 'fit' with national policy or indeed with the recently adopted Local Plan?</p> <p>Policy H2 addresses housing mix and standards. However, this policy needs to be re-worded to make it more flexible. It is impractical for all sites above 10 dwellings, for example, to include bungalows, starter homes etc. Different sites will have a different 'offer' so that only larger strategic site will be able to provide a fully mixed scheme.</p> <p>Community Policies. A Neighbourhood plan may wish to ensure that there is adequate funding for Community hubs, Health provision, education and child-care and that this should be supported by new development. However, within the terms of the NPPF and CIL regulations, any contributions will need to be required by the proposed development and reasonable in scale. The strategic sites will no doubt incorporate S106 contributions for education, health, open space etc within their agreements, but in order to secure additional financial contributions the Neighbourhood Plan will need to sanction</p>	
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			<p>more development for those to occur. Without development there can be no contributions.</p> <p>Finally, we would be grateful if you would acknowledge receipt of these representations. We would also welcome the opportunity to contribute to the Examination in Public if one is held. Could you please contact me at the new address above in relation to any future correspondence on this matter.</p>	
UTTOX06 a	CT Planning. On behalf of St Modwen	Chapter 2	<p>Chapter 2 – Setting the Scene : paragraph 2.3</p> <p>St Modwen recognises the benefits of providing a link from the new A50 junction through to the Bramshall Road and will be looking to provide for such a link as part of future development proposals. In this respect, St Modwen will be prepared to work closely with the Neighbourhood Planning Team in terms of realising this proposal.</p>	yes
UTTOX06 b	CT Planning. On behalf of St Modwen	Chapter 6	<p>St Modwen recognises the benefits of providing a link from the new A50 junction through to the Bramshall Road and are looking to provide for such a link as part of future development proposals. In this respect, St Modwen will be prepared to work closely with the Neighbourhood Planning Team in terms of realising this proposal.</p> <p>Chapter 6 – The Planning Policies : paragraph 6.29</p>	
UTTOX06 c	CT Planning. On behalf of St Modwen	Policy C1	Policy C1 – Community Hubs	

			<p>Objection is raised for the statement “the Neighbourhood Plan seeks contributions from new residential schemes towards the retention, enhancement and diversification of these community hubs where considered appropriate and reasonable...”</p> <p>The West of Uttoxeter SUE is making significant provision for community infrastructure within the site boundary which has been secured through the Section 106 agreement. Where such facilities cannot be provided within the site, the Section 106 makes provision for contributions to be made towards off-site provision. It is respectfully submitted that a developer should only be required to contribute towards the retention, enhancement and diversification of a community facility where the particular development generates a specific requirement for such community facilities and such community facilities cannot be provided for within the application site.</p> <p>Policy C1 as drafted does not reflect the advice contained in The Framework concerning planning obligations insofar as such obligations can only be made where it is necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to that development. Policy C1 as a minimum needs to be redrafted to reflect the guidance provided for in The Framework and long established case law.</p> <p>In any event, the requirement for Policy C1 is questioned since it simply seeks to replicate policies that are already contained within the East Staffordshire Local Plan concerned with securing contributions towards community infrastructure where development results in a requirement for such infrastructure that is directly related to that development.</p>	
UTTOX06d	CT Planning. On behalf of St Modwen	Policy D1	<p>Policy D1 – Residential Design</p> <p>This policy is considered to be unnecessary and should be deleted. Policy DP1 and DP2 of the East Staffordshire Local Plan already provides for a criteria based approach towards influencing the design and appearance of development within East Staffordshire. The proposed policy D1 largely repeats and reiterates matters already contained in the Local Plan. Policy D1 does not provide for a “distinct local approach” (see paragraph 074, reference ID41-074-20140306 of the planning practice guidance) to that set out in the strategic policy; it merely repeats it.</p>	
UTTOX06e	CT Planning. On behalf of St	Policy D2	Policy D2 – Non-Residential Development	

	Modwen		<p>Policy D2 of the Neighbourhood Plan is considered to be unnecessary and should be deleted. Policy DP1 and DP2 of the East Staffordshire Local Plan already provides for a criteria based approach towards influencing the design and appearance of development within East Staffordshire. The proposed policy D2 repeats and reiterates matters already contained in the Local Plan. Policy D2 does not provide for a “distinct local approach” (paragraph 074, reference ID41-074-20140306 of the planning practice guidance) to that set out in the strategic policy; it merely repeats it.</p>	
UTTOX06 f	CT Planning. On behalf of St Modwen	Policy L3	<p>Policy L3 – Public Open Space</p> <p>The East Staffordshire Local Plan provides specific policies for the provision of Public Open Space or the alternative of securing financial contributions for off-site provision of Public Open Space. This is a strategic matter that is appropriately dealt with in the East Staffordshire Local Plan. The Uttoxeter Neighbourhood Plan does not identify any unique characteristics within the town to justify Policy L3. In this respect, the policy should be deleted.</p> <p>The West of Uttoxeter Sustainable Urban Extension makes a significant provision for Public Open Space within the site itself. The amount of Public Open Space proposed more than adequately meets the requirements of the proposed development. In these circumstances, there is no planning justification for contributions to off-site Public Open Space to be sought, when the needs of the development have been fully met. Contributions to off-site Public Open Space should only be sought where a development is unable to make provision for such open space provision within its own site boundary.</p>	
UTTOX06 g	CT Planning. On behalf of St Modwen	Policy T3	<p>Policy T3 – Parking Standards</p> <p>It is respectfully submitted that Policy T3 is unnecessary and therefore should be deleted. Car parking standards are a strategic matter that is dealt with in The Framework and in the Local Plan. Policy T3 does not provide any additional advice to reflect and respond to the unique characteristics and planning context of the Uttoxeter Neighbourhood Area.</p>	
UTTOX07	Gladman Developments	Several policies, please see text	Please see full document below.	Yes
UTTOX08	Mark Roberts	Several	Please see full document below	Yes

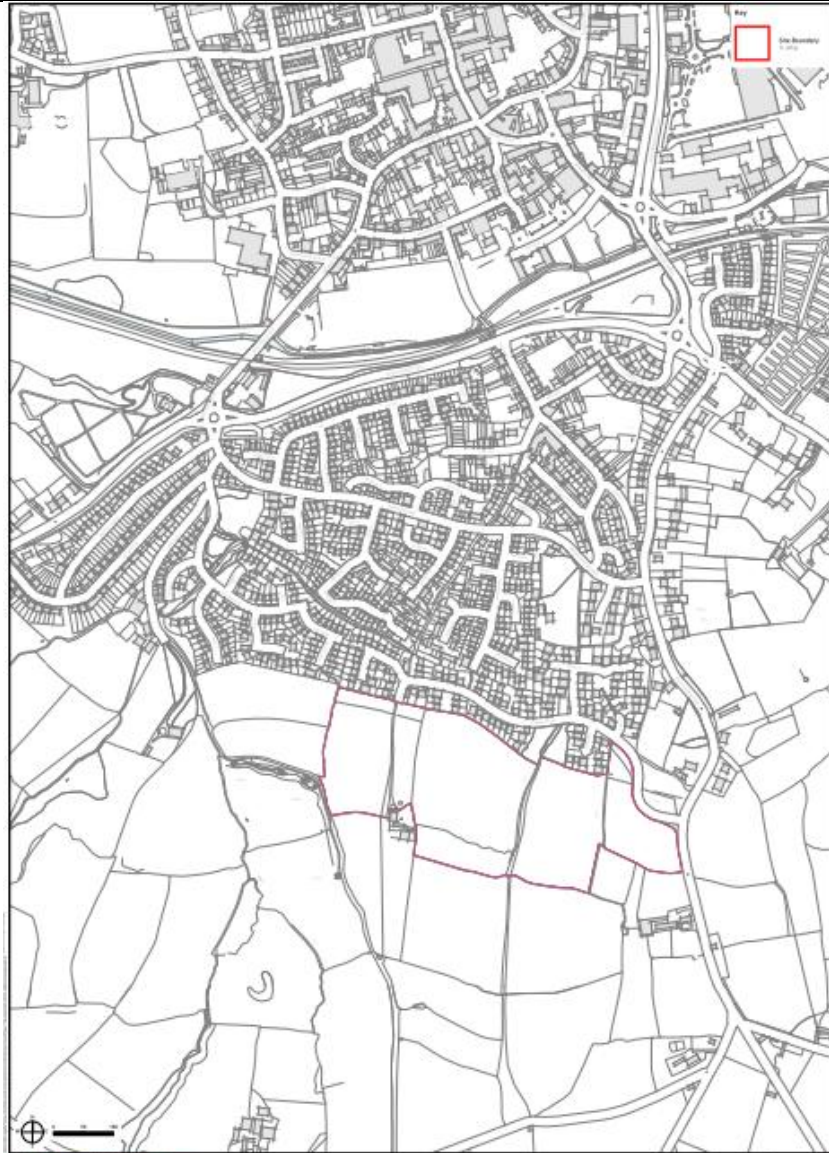
	Uttoxeter resident	policies, please see text		
UTTOX09	Mark Kelsall, Uttoxeter resident	various	<p>ii) Design & Heritage vi) Environment vii) Housing</p> <p>I am happy to give my support to the total plan it is compressive and covers all the points, relevant to this rural market town I would perceptually endorse and agree with the plan in relation to points ii), vi) and vii). listed above. allowing any further development of the greenbelt in and around the area and with special regard to the Picknal Vally would I feel be of an overall detriment and irreparably change the character of the town</p>	yes
UTTOX10	ESBC	See comments	<p>The Steering group, ably assisted by their consultants, should be congratulated on producing a comprehensive and well-consulted Neighbourhood Plan. ESBC has minimal additional comments to make.</p> <p>TC1 – no further comment TC2 - It should be noted that there is a current application to redevelop the Maltings: P/2016/00083 TC3 – No further comment TC4 – Policy has been tightened up from previous comments. Third paragraph – does it mean in excess of 10 units? Dwellings? Is it envisaged that s106 will pay for public realm improvements? D1 – no further comment D2 – Consider changing the wording on bullet point 3, removing ‘protected’. New wording could be something like ‘There should be no significant impact on residential amenity’ or similar. D3 –No further comments D4 – very long policy but no significant comment B1 – second part – we are mindful that ESBC has had some apps adjacent to town centre with B8 use recently. More may come in which ESBC would not ordinarily want to refuse. B2 – No further comments</p>	yes

		<p>B3 – no comment</p> <p>B4 – no comment</p> <p>T1 – no comment</p> <p>T2 – Not sure how this would be delivered. Staffordshire County Council should comment on this policy.</p> <p>T3 – wording of the end of the first paragraph is not clear ‘...development will avoid a deterioration to parking problems.’ Consider changing the wording to something like ‘...<i>will be required to demonstrate that there would be no adverse impact on parking.</i>’</p> <p>T4 – define what a ‘strategic application’ is. This policy would not sit with ESBC decision making. SCC would need to comment. Most allocations in LP have been given pp with roads already designed.</p> <p>T5 – Consider changing title – the plan does not actually ‘provide railways’ just tries to improve existing services.</p> <p>Delete ‘incorporate’ change to ‘consider access to’</p> <p>T6 – to deliver this policy there would need to be more masts – should these be designed appropriately? Painted masts etc? Possibly some text about design of new facilities?</p> <p>L1 – no comment</p> <p>L2 – the Plan looks to protect a significant number of open spaces and recreation areas in and around Uttoxeter. These are predominantly owned by the Town, Borough and County Council. For information, sites 9 and 11 are collectively known (and owned) by ESBC as ‘Pennycroft Community park’.</p> <p>L3 – Third paragraph: consider changing second sentence to start “Schemes of 11 dwellings or more...” so it follows on from first sentence threshold.</p> <p>L4 – no comment</p> <p>E1 – Reference GI map in ESBC GI study. http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/lpevidence/environment/East_Staffordshire_GI_Study%20Update%20Oct13.pdf</p> <p>Plan could have gone a step further and mapped what was there already and where GI is needed to create the network the policy is trying to achieve.</p> <p>E2 – Again the plan could have gone further and mapped these sensitive areas.</p> <p>E3 – This policy refers to the maps on pages 68 and 69. Currently the inset map does not print properly (much of the page prints out black). This is something that will need to be rectified before the plan goes to referendum.</p> <p>H1 – no further comment</p>	
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			<p>H2 – ESBC has now adopted the Housing Choice SPD, which should be referred to. With regards last paragraph ESBC specify M42 standard on 10% of dwgs on large sites.</p> <p>C1 – third para – might not be deliverable, text quite vague. How close would a facility need to be to a development to warrant a contribution?</p> <p>C2 – no comment</p> <p>C3 – Restricting the provision of education in this policy to the current ‘three tiered framework’ could result in the policy being out of date quickly. The three tiered system currently runs but it may at some point in the future change.</p>	
UTTOX11 a	Pegasus group. On behalf of Miller Homes	See rep	Section vii, Paragraph 6.43	yes

		<p>Paragraph 6.43 indicates that the site allocations for Uttoxeter as set out in the East Staffordshire Local Plan are accepted by the Neighbourhood Plan, and that the Neighbourhood Plan will seek to identify the right mix of housing to meet the town's needs, supported by appropriate infrastructure, whilst avoiding the loss of character and identity of Uttoxeter.</p> <p>Paragraph 2.2 of the plan refers to the Local Plan making provision for a total of 1,550 new homes on brownfield sites and as well as a series of Sustainable Urban Extensions over the period to 2031. These allocations are shown on Map 2. Strategic Policy 2 of the East Staffordshire Local Plan identifies Uttoxeter, along with Burton upon Trent, as a Main Town at the top of the settlement hierarchy and therefore one of the most sustainable location for growth in the borough. Strategic Policy 4 makes brownfield and greenfield allocations, including land at Uttoxeter West and Hazelwalls.</p> <p>The Neighbourhood Plan does not propose any further allocations in addition to the sites allocated in the East Staffordshire Local Plan. It is considered that this approach has not adequately addressed the need to provide for flexibility to address potential issues that may arise if the strategic sites do not deliver as expected.</p> <p>As currently framed, the Neighbourhood Plan fails to set out a strategy for dealing with under delivery of housing allocations. There is the scope for the plan to provide flexibility through the identification of a reserve site that would come forward in the event that delivery on the Local Plan allocations do not come forward as expected.</p> <p>This approach would avoid the need for the plan to be subject to review to deal with such changing circumstances. It would also be an approach that would allow the Neighbourhood Plan to respond positively to potential issues of undersupply of housing, and could help the Parish resist speculative development proposals on less suitable sites.</p> <p>Miller Homes has interests in land to the south of Uttoxeter off Demontfort Way, extending to some 13 hectares. The site is shown on the attached plan. The site could deliver in the region of 250 dwellings and should be identified as a reserve site to be brought forward in the event that delivery on Local Plan allocated sites does not come forward as expected. The site represents a sustainable development opportunity and would provide for a logical extension to housing allocations south of Uttoxeter included in the East Staffordshire Local Plan.</p> <p>The site is well related to the existing urban area and enjoys easy access to the wide range of local services and facilities available in Uttoxeter. There are no overriding constraints to development on the site and it therefore represents a deliverable opportunity being available and achievable.</p>	
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UTTOX11 b	Pegasus group. On behalf of Miller Homes	See rep	<p>Policy E3 – Green Links</p> <p>Policy E3 sets out the Neighbourhood Plan objective to protect and enhance key green routes as identified on the Proposals Map. Routes are identified for protection and enhancement, through developer contributions, including Uttoxeter Town Route 14 and 15 linking Balance Hill to Longclose Farm.</p> <p>As part of our submissions on the Neighbourhood Plan, we have proposed that land to the south of Demontfort Way be included as a reserve housing site in the plan. Uttoxeter Town Route 15 runs through the western edge of this site. This green route could be incorporated as part of any development proposals for the site.</p>	yes
UTTOX11 c	Pegasus group. On behalf of Miller Homes	See rep	<p>Section 8 – Monitoring and Review</p> <p>Section 8 of the Neighbourhood Plan sets out the proposed approach to monitoring and review of the Neighbourhood Plan. Paragraph 8.4 notes that the plan is unlikely to remain current and completely relevant for the entire plan period and may require some amendments before 2031. Circumstances where a review may be required are referred to including revisions to the Local Plan, revisions to national policy and if strategic sites do not come forward as planned. Paragraph 8.6 proposes that the Town Council should consider undertaking a review in five to six years from adoption.</p> <p>As outlined in our response to Section vii, Housing, it is considered that the Neighbourhood Plan should include flexibility to be able to respond to changing circumstances without the need for a full or partial review of the plan. This flexibility could be provided through the allocation of a reserve site for housing that would come forward in the event that strategic sites identified in the Local Plan do not come forward as expected.</p> <p>Land to the south of Demontfort Way represents a suitable and deliverable development opportunity and should be identified in the Neighbourhood Plan as a reserve site. A plan showing the location of the site has been included with these representations.</p>	yes



PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

UTTOXETER, DEMONTFORT WAY - LOCATION PLAN



www.pegasus.co.uk | TEAM@PEGASUS.CO.UK | 01530 200701 | 01530 200702 | 01530 200703 | 01530 200704 | 01530 200705 | 01530 200706 | 01530 200707 | 01530 200708 | 01530 200709 | 01530 200710 | 01530 200711 | 01530 200712 | 01530 200713 | 01530 200714 | 01530 200715 | 01530 200716 | 01530 200717 | 01530 200718 | 01530 200719 | 01530 200720 | 01530 200721 | 01530 200722 | 01530 200723 | 01530 200724 | 01530 200725 | 01530 200726 | 01530 200727 | 01530 200728 | 01530 200729 | 01530 200730 | 01530 200731 | 01530 200732 | 01530 200733 | 01530 200734 | 01530 200735 | 01530 200736 | 01530 200737 | 01530 200738 | 01530 200739 | 01530 200740 | 01530 200741 | 01530 200742 | 01530 200743 | 01530 200744 | 01530 200745 | 01530 200746 | 01530 200747 | 01530 200748 | 01530 200749 | 01530 200750 | 01530 200751 | 01530 200752 | 01530 200753 | 01530 200754 | 01530 200755 | 01530 200756 | 01530 200757 | 01530 200758 | 01530 200759 | 01530 200760 | 01530 200761 | 01530 200762 | 01530 200763 | 01530 200764 | 01530 200765 | 01530 200766 | 01530 200767 | 01530 200768 | 01530 200769 | 01530 200770 | 01530 200771 | 01530 200772 | 01530 200773 | 01530 200774 | 01530 200775 | 01530 200776 | 01530 200777 | 01530 200778 | 01530 200779 | 01530 200780 | 01530 200781 | 01530 200782 | 01530 200783 | 01530 200784 | 01530 200785 | 01530 200786 | 01530 200787 | 01530 200788 | 01530 200789 | 01530 200790 | 01530 200791 | 01530 200792 | 01530 200793 | 01530 200794 | 01530 200795 | 01530 200796 | 01530 200797 | 01530 200798 | 01530 200799 | 01530 200800

UTTOX12	Andrew Griffiths, MP	Whole plan	I write to offer my support to Uttoxeter's Neighbourhood Plan in its entirety. It is a carefully considered plan that has been put together under consultation with the local community, and with that in mind I am happy to offer my support as the local Member of Parliament.	yes
UTTOX13 a	Staffordshire County Council	Historic Environment and Ecology - Policies TC2, TC3, D3, D4 & E3	<p>Historic Environment</p> <p>It is to be welcomed that the Neighbourhood Plan highlights the positive role that the Uttoxeter's historic character (and designated heritage assets) can have in revitalising the community and enhancing the vibrancy of the Neighbourhood Plan (NP) area. More perhaps could have been made within this document of the town's historic unique character but the brief references within s6.5 (Town centre Policies) do reference the importance of such factors in the development of the town centre.</p> <p>The objective of the Neighbourhood Plan to safeguard the quality of the areas built environment and heritage assets is to be supported as is the recognition that it plays an important role in its current and future identity. This aspiration is echoed within Policies TC2 and TC3 (Key Town Centre Sites and Other Sites), an approach which is to be supported. Policy D3 concerning areas between sites includes a requirement that proposals are informed by Uttoxeter's historic character and references design guidance within Streets for All: West Midlands. It could also directly reference the Extensive Urban Survey for Uttoxeter although as it stands this policy is to be supported.</p> <p>Regarding Policy D4: Heritage Assets – the direct reference to the Uttoxeter Extensive Urban Survey is welcomed as is the consideration of below ground archaeological potential within the plan area.</p> <p>The Inset Map (p.69) correctly identifies the Conservation Area but it does not identify designated heritage assets within the plan area. Bearing in mind the number of (in particular) listed structures within the plan area this is understandable; however, the plan should consider a list of all designated heritage assets (their grade and address) in its stead.</p> <p>Ecology</p> <p>The amendment to policy E3 addresses our previous comment on the draft Plan and is welcomed.</p>	yes
UTTOX13 b	Staffordshire County Council	L2	The Plan proposes 24 Local Green Space (LGS) designations but provides very limited assessment and supporting evidence for their inclusion. Whilst some such as the existing formal park areas probably don't necessitate detailed assessment other LGS's do require further justification for inclusion. On this basis we object to the inclusion of site 17 - Land to south of Bramshall Road for designation as a Local Green Space as it has not been fully demonstrated that the site meets the criteria set out in National	yes

		<p>policy and guidance.</p> <p>The land at site 17 is owned by the County Council and sits between Picknalls First School and Oldfields Middle school. It was originally purchased for education use and still sits within the ownership of the Education department and could be required for school expansion in the future. Paragraph 77 of the National Planning Policy Framework (NPPF) set the criteria for the designation of Local Green Spaces. It is noted that the first sentence of NPPF paragraph 77 states that '<i>Local Green Space designation will not be appropriate for <u>most</u> green areas or open space</i>' it is therefore implied that such designations should only be used sparingly and where the three criteria are clearly met. It is not contested that the land is in close proximity to the community it serves so the first of the three criteria is met. However, in relation to criteria two and three we do not believe it has been clearly demonstrated that the land in question is demonstrably special to a local community and is not an extensive tract of land as discussed below.</p> <p>The Technical Baseline Document sets out at Appendix 2 the Assessment of open spaces in Uttoxeter against the criteria for protection as Local Green Spaces. However, this is a simple table that provides no supporting evidence to justify the meeting of the criteria. In relation to site 17 the table implies that the sites special character relates to its beauty and tranquillity, stating it serves as a green border to the neighbouring Bramshall Road Park and Picknall Brook to the south. The site to its northern boundary is enclosed by a high hedge and trees that preclude views into the site from the public highway therefore its special character to the public is questioned. There is an informal path that runs through the site that was installed in 2012 by the Education Authority to aid movement of pupils and parents between the First and Middle school. This was intended to be used as a permissive path between the two schools and would never be adopted or classed as a Public Right of Way. Signs have been installed on the gates to advise that the site is owned by SCC and is not a public right of way. Legitimate access into the site from the general public is therefore restricted. This brings into question how the suggested beauty and tranquillity of the site can be deemed a special local characteristic as public access to the site is limited and at the discretion of the land owner.</p> <p>The table in Appendix 2 also sets out that site 17 is not an extensive tract of land but does not provide any details on the size of the site and what could be constituted as extensive. It is also questioned whether the size of the LGS designations can be looked at in isolation in this location as LGS sites 17, 18, 19 and 20 all join together and share boundaries to form a larger swathe of green space.</p>	
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			<p>Furthermore, sitting between sites 17 and 18 is the middle school, of which the bulk of the site comprises playing field. This conjoined area as a whole therefore makes up significant green space and could be considered an extensive tract of land. All sites 17-20 sit outside of the settlement boundary and therefore are afforded protection against development from Policies within the East Staffordshire Local Plan so the necessity of the LGS designation is questioned. However, we do recognise that sites 19 and 20 of the group mentioned above do meet the requirements for LGS designation. Site 17 was initially included within the Local Plan as a housing allocation but was subsequently removed due to local opposition. We are mindful therefore that the LGS designation for the site may be an attempt to hinder the development of the site rather than a LGS designation in the spirit of the NPPF. We are also aware that in providing the path in the site there is evidence of anti-social behaviour taking place due to the lack of natural surveillance from public vantage points.</p> <p>A sensitive development of site 17 that incorporates a green route providing connectivity to the LGS's to the north and south could eliminate the anti-social behaviour and provide a better and more accessible green space connecting the wider Bramshall Road Park to the Oldfields sports ground. If it would assist the Examiner we would be content to attend a hearing session on this matter to expand on the points raised above and/or seek to find a level of compromise.</p>	
UTTOX14	Uttoxeter Town Council	Whole Plan	I wish to confirm that Uttoxeter Town Council offers its full support for the Uttoxeter Neighbourhood Plan and its contents.	
UTTOX15	Natural England	Whole Plan	Late submission: received Tuesday 27/07/16	yes

			<p>Uttoxeter Neighbourhood Development Plan (Regulation 16 consultation)</p> <p>Thank you for your consultation on the above dated 11/08/2016. We are sorry for the late submission of this response .</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England welcomes neighbourhood plan policies E1 'Uttoxeter's network of green infrastructure', E2 – 'Landscape and setting' and E3 'Green Links'.</p> <p>We have no further specific comments on the neighbourhood plan but for reference we offer the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>For clarification of any points in this letter, please contact me on 020 802 60939. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.</p>	
UTTOX16	Picknall Valley Preservation Group	Whole Plan	A much needed document for Uttoxeter. We fully support the document.	No.

Gladman Developments Ltd

Uttoxeter Neighbourhood Plan

Regulation 16 consultation



September 2016

1 INTRODUCTION

1.1 Context

- 1.1.1 These representations provide the response of Gladman Developments Ltd (hereafter referred to as "Gladman") to the current consultation held by East Staffordshire Borough Council on the submission version of the Uttoxeter Neighbourhood Plan (UNP) under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.
- 1.1.2 Through these representations, Gladman seeks to clarify the relationship of the UNP to both national and local policy requirements. This submission provides an analysis of the neighbourhood plan as currently proposed, highlighting areas in which we feel the document currently lacks clarity and would benefit from amendments to several policies to ensure the Plan accords with the provisions required by national planning policy and guidance.
- 1.1.3 The UNP does not seek to identify further land for housing development. Instead, the policies contained in the Plan provide a direction of the issues that should be addressed through any future development proposals. Despite the Town Council not addressing the issues concerning flexibility contained in Gladman's previous response, it is considered that some policies contained in the UNP do not sufficiently align with the requirements of national policy and guidance and therefore jeopardises the Plan's ability to meet the basic conditions. Accordingly, it would be prudent of the Council to consider these issues prior to submitting the UNP for Examination.

2 LEGAL REQUIREMENTS, NATIONAL POLICY & JUDGMENTS

2.1 Legal Requirements

2.1.1 Before a neighbourhood plan can proceed to referendum, it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The Basic conditions that the UNP must meet are as follows:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order;
- c) Having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;
- d) The making of the order contributes to the achievement of sustainable development;
- e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- f) The making of the order does not breach, and is otherwise compatible with, EU obligations.

2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so, it sets out the requirements for the preparation of neighbourhood plans to be in conformity with the strategic priorities for the wider area and the role in which they play in delivering sustainable development to meet identified development needs.

2.2.2 At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread through both plan-making and decision-taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet objectively assessed needs (OAN) for housing, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to neighbourhood plans.

- 2.2.3 The application of the presumption in favour of sustainable development will have implications for how communities engage with neighbourhood planning. Paragraph 16 of the Framework makes clear that qualifying bodies preparing neighbourhood plans should develop plans that support strategic development needs set out in Local Plans, including policies for housing development that plan positively to support local development.
- 2.2.4 Paragraph 17 further makes clear that neighbourhood plans should set out a clear and positive vision for the future of the area and policies contained in those plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.
- 2.2.5 Paragraph 49 of the Framework is clear that *'relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'*. This applies not only to statutory development plan documents but is also applicable to both emerging and 'made' neighbourhood plans. This has also been confirmed in the High Court¹.
- 2.2.6 Paragraph 184 of the Framework makes clear that local planning authorities will need to clearly set out their strategic policies to ensure that an up-to-date Local Plan is in place as quickly as possible. The Neighbourhood Plan should ensure that it is aligned with the strategic needs and priorities of the wider area and plan positively to support the delivery of sustainable growth opportunities.

2.3 Planning Practice Guidance

- 2.3.1 It is clear from the requirements of the Framework that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted development plan. The requirements of the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).
- 2.3.2 On 11th February 2016, the Secretary of State (SoS) published a series of updates to the neighbourhood planning chapter of the PPG. In summary, these update a number of component parts of the evidence base that are required to support an emerging neighbourhood plan. In particular, the changes to the PPG stress the importance of considering housing reserve sites, and providing indicative delivery timetables to ensure that emerging evidence of housing needs is addressed to help minimise any potential conflicts that can arise and are not overridden by a new Local Plan.

¹ Woodcock Holdings v SSCLG [2015] EWHC 1173 (Admin)

- 2.3.3 On 19th May 2016, the Secretary of State published a further set of updates to the neighbourhood planning PPG. These updates provide further clarity on what measures a qualifying body should take to review the contents of a neighbourhood plan where the evidence base for the plan policy becomes less robust. As such it is considered that where a qualifying body intends to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the qualifying bodies anticipated timescales in this regard.
- 2.3.4 Further, the PPG makes clear that neighbourhood plans should not contain policies restricting housing development in settlements or preventing other settlements from being expanded. It is with this in mind that Gladman has reservations regarding the UNP's ability to meet basic condition (a) and (d) and will be discussed in greater detail throughout this response.

3 DEVELOPMENT PLAN

3.1 Adopted Development Plan

3.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in an adopted Local Plan.

3.1.2 The current Development Plan relevant to the preparation of the UNP consists of the adopted East Staffordshire Borough Local Plan adopted in October 2015. This Plan provides the overarching development framework that the UNP should seek to support and meet.

4 UTTOXETER NEIGHBOURHOOD PLAN

4.1 Context

4.1.1 These representations are made in response to the current consultation on the submission version of the UNP under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. This section highlights the key points that Gladman would like to raise with regard to the content of the neighbourhood plan as currently proposed.

4.2 Neighbourhood Plan Policies

Policy L2 – Local Green Spaces

4.2.1 This policy seeks to designate 25 areas for the purposes of Local Green Space (LGS). Gladman reiterate the comments made in response to the pre-submission consultation that the designation of LGS is a significant and restrictive policy designation. The Framework requires that the managing of LGS is consistent with policy applicable to the protection of Green Belt. Once designated, these areas will provide protection that is comparable to Green Belt land and it is therefore necessary to ensure that all of the requirements for their designation are met in full.

4.2.2 Paragraph 77 of the Framework is clear that the designation of LGS will not be appropriate for most green areas or open space. This designation should only be used where the relevant land parcels meet the three requirements as follows:

- Where the green space is in reasonably close proximity to the community it serves;
- Where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreation value (including as a playing field), tranquillity or richness of its wildlife; and
- Where the green area is local in character and is not an extensive tract of land.

- 4.2.3 Gladman further note paragraph 015 of the PPG (ID37-015) which states, '*Paragraph 77 of the National Planning Policy Framework is clear that Local Green Space designation should only be used where the green area concerned is not an extensive tract of land. Consequently blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name.*' Designation of LGS should not be used as a mechanism to designate new areas of Green Belt (or similar), as the designation of Green Belt is inherently different and must meet a set of stringent tests for its allocation (paragraphs 82 to 85 of the Framework).
- 4.2.4 Taking the requirements of national policy and guidance into account, the designation of LGS must be able to meet all three tests set out above. Whilst a number of sites are likely to meet the requirements set out above, referring to the policy map it is clear that a number of these areas, either individually or cumulatively, could be considered as extensive tract of land.
- 4.2.5 Neither the Framework nor the PPG provide any guidance as to what is considered to be an extensive tract of land. Accordingly, Gladman consider that it is necessary to reiterate the comments made in response to the pre-submission consultation and take this opportunity to draw the Examiner's attention to the following Examiner's Reports:
- The Backwell Neighbourhood Plan Examiner's Report² recommended the deletion of two LGS designations measuring approximately 19ha and 32ha respectively and found both designations did not have regard to national policy which states that LGS should only be used where the area concerned 'is not an extensive tract of land.'
 - The Seldlescombe Neighbourhood Plan Examiner's Report³ recommended the deletion of a LGS measuring approximately 4.5ha as it was found to be an extensive tract of land.
 - The Oakley and Deane Neighbourhood Plan Examiners Report⁴ recommended the deletion of a LGS measuring approximately 5ha and also found this area to be not local in character. Thereby failing to meet 2 of the 3 tests for LGS designation.
 - The Alrewas Neighbourhood Plan Examiner's Report⁵ identifies that both sites proposed as LGS in the neighbourhood plan '*in relation to the overall size of the Alrewas Village*' to be

1.1.1 ² <http://www.backwell-pc.gov.uk/public/images/backwell-neighbourhood-plan-examiners-report.pdf>

1.1.2 ³ <http://www.rother.gov.uk/CHttpHandler.ashx?id=22996&p=0>

1.1.3 ⁴ <https://www.basingstoke.gov.uk/content/doclib/1382.pdf>

1.1.4 ⁵ <https://www.lichfielddc.gov.uk/Council/Planning/The-local-plan-and-planning-policy/Neighbourhood-plans/Downloads/Alrewas/Alrewas-Neighbourhood-Plan-Examiners-Report.pdf>

extensive tracts of land. The Examiner in this instance recommended the deletion of the proposed LGSs, which measured approximately 2.4ha and 3.7ha.

4.2.6 The PPG makes clear that 'proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan...'⁶ Referring to the evidence base supporting Policy L1, Appendix 2 of the Technical Baseline Report merely provides a tick based assessment to inform the ability of these sites to meet the requirements of LGS. It does not undertake any assessment of the scale of these sites and whether they are 'extensive tracts of land' or why these areas are demonstrably special to the local community they serve.

4.2.7 Policy L2 is considered to be inconsistent with basic condition (a).

Policy E2 – Landscape and Setting

4.2.8 Gladman is concerned that Policy E2 does not have sufficient regard to the requirements of the Framework and is considered to be inconsistent with basic condition (a) and (d).

4.2.9 Policy E2 seeks to protect the landscape setting of Uttoxeter through 'resisting applications that lead to its fragmentation or loss.' This matter is further underlined at paragraph 6.40 of the supporting text, which states 'The Neighbourhood plan therefore strongly resists any development which would damage this valuable asset.'

4.2.10 Gladman raise concern with this policy in relation to the stance taken above. Opinions on landscape are highly subjective, therefore, without further clarity, this policy is likely to lead to inconsistencies in the decision making process irrespective of a development proposals scale or use. Further, the identified areas (Picknall, Tean and Dove Valleys) are not identified on the proposals map but presumably cover vast swathes of land. An approach that could be considered contrary to the PPG which states '...blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence'⁷.

4.2.11 Paragraph 113 of the Framework refers to the need for criteria based policies in relation to proposals affecting protected wildlife, geodiversity sites or landscape areas, and that their protection should be commensurate with their status and gives the appropriate weight to their importance and contribution to wider networks. As currently drafted Gladman do not believe that this landscape policy aligns with the Framework. Gladman believe that the landscape policy needs

1.1.5 ⁶ PPG Paragraph: 040 Reference ID: 41-040-20160211

1.1.6 ⁷ PPG Paragraph: 044 Reference ID: 41-044-20150519

to be revisited to ensure that it is consistent with the approach set out in the Framework and the PPG.

Policy H1 – Housing on Brownfield Sites

- 4.2.12 The UNP seeks to encourage the use of previously developed land (pdl) under Policy H1. Gladman would like to reiterate the comments made in response to the pre-submission consultation that the Framework does not differentiate between the sustainability of PDL or green field land adjacent to existing built up areas. A key objective of the Framework is to boost the supply of housing through the presumption in favour of sustainable development. Accordingly, the UNP gives no indication of how the Plan will react to development proposals adjacent to the built up area.

5 CONCLUSIONS

- 5.1.1 Gladman recognise the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, it is clear from national guidance that these must be consistent with national policy and the up-to-date strategic requirements for the wider local authority area.
- 5.1.2 The UNP provides the opportunity to guide development needed over the plan period to meet the needs of the community now and in the future. Accordingly, Gladman approve many of the Neighbourhood Plan's objectives and policies, which seek to improve existing infrastructure and provide new services and facilities to serve the community over the plan period.
- 5.1.3 However, as highlighted through this response, Gladman is still concerned that the some policies contained in the Plan do not reflect the requirements of national planning policy. Should these issues remain unresolved prior to examination then the Plan may be found at risk of failing to meet the basic conditions.



Uttoxeter Neighbourhood Plan Publicity Consultation (Regulation 16) Response Form:

Uttoxeter Town Council and Neighbourhood Plan Steering Group have prepared a Neighbourhood Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and to keep you informed of the future progress of the Plan your contact details are needed. The consultation runs from Friday 12th August until Monday 26th September 2016 at 5pm. All comments will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by East Staffordshire Borough Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Full name: Mark Roberts

Organisation represented (if applicable): Not applicable

Address (including postcode):

Telephone number:

Email address:

Please state which part of the Neighbourhood Development Plan (for example which section, objective or policy) your representation refers to.

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

One of the consultancy exhibition charts has the above heading. I question this proposition most assertedly! The UNDP itself also states (1.15) "... local people should be pro-active in engaging with the planning system."

Yes, I agree. However, there should be a degree of equity within the process which, in my view, is not really achieved.

The Uttoxeter Neighbourhood Development Plan (UNDP) and the Response Form illustrate, in different ways, the discrepancy between local government planning and local people's opportunities of genuine participation. The so-called consultation demonstrates the power gap between local politicians, developers and planners on the one hand and the general population on the other. The ordinary citizen is definitely not empowered through such procedures and it is frequently difficult for any ordinary person to make a reasoned and complete response. I took part in different ways in the Consultation but felt, regretfully, that much of the process was a rather elaborate 'going through the motions', 'ticking the official boxes' mainly in order to comply with legislation.

My representations below and my selection of the term "so-called consultation" above are based on the following underlying factors inherent in the process:

1 DOCUMENTATION

The documentation made accessible through the ESBC website (and through the library copy) is overly lengthy, full of meaningless circular argumentation, extremely repetitive and frequently difficult to read, let alone to print out certain sections (e.g. Sustainability Appraisal and Assessment of Compliance Table). It comprises:

UNDP – 78 pages with a lot of duplication but, on the whole, a worthy and comprehensible attempt!

Basic conditions: Primarily jargon and specialist methodology – this is hardly for the citizen's enlightenment!

Consultation Statement documents (3 parts) 23 pages, 48 pages with a lot of repetition from Part 1 and repetition of methodology in Part 3

Strategic Environmental Assessment (12 pages): a curiously meaningless document for the concerned, engaged citizen, which basically says that although the Local Plan and the UNP foreground and endorse proposals to build 1550 houses in a very limited area, there is no requirement to have a comprehensive SEA. This is simply because the ESBC says there will be no significant environmental impact. We are provided no evidence as to work carried out to ascertain this beyond the contacting of certain organisations. There is no attempt to address matters such as traffic levels, flood risks, road safety issues, safe access to green areas adjacent to development areas, retention of leisure spaces or protection of wildlife or habitats and more. Many of these issues have been raised at the various consultation phases but other than record the comments made by citizens, the chief strategy for consultants, planners and the ESBC seems to be to wrap things up in vague and woolly language and generally to obfuscate issues.

Sustainability Appraisal (13 pages): as mentioned above, the text quality is very poor and the lay-out does not help those with sight impairments. It is very difficult to print the tabular information, so one has to rely on staring at the screen for detail. Map reproduction is also poor and hardly informative, particularly for those with sight impairments.

Technical Baseline (130 pages!)

2 FEEDBACK PROCESS

The response form itself is minimal, allowing very little space to make comments. Moreover, the statement on the Response Form "Please use a separate form for each representation" is an affront and a very unfair burden on the citizen who is faced, not only with the large quantities of documents (see above!) but also with the need to either photo-copy his/her own form a number of times and then, perhaps e-mail a paper form, i.e. after scanning. That is not empowerment! The ESBC form is in PDF format and does not allow the responder to answer directly electronically. It is, therefore, not a flexible document unless the would-be responder converts the PDF available on line into an editable Word document, as I have done.

3 TERMINOLOGY

Although the Glossary of terms is useful, there is no attempt to define, in a meaningful way, terms such as 'sustainable transport' or 'affordable housing' and expressions such as 'community hubs' or 'employment provision', 'housing mix' and others are imprecise. It is unfair on the reader/responder to justify statements on the basis of poorly defined and ambiguous terminology. It is not a matter of ... 'Oh, everyone knows what that means!'"

Please use the space below to make comments on this part of the Plan.

TC2 There is no attempt to explain the assertion that the Town Centre has become unattractive. It is not simply an accident that locations like The Maltings or Trinity Square have lost any appeal they may have had. As far as I can ascertain, no broad survey of shoppers has been conducted in Uttoxeter. Furthermore, the development of ASDA and Waitrose plus the provision of bargain shops on the Town Meadows site and the Carter's Square site plus the closure of specialist shops (jeweller's, shoe shops, clothes shops, music shops, 'Tastes of Staffordshire'- type food shops etc. etc.) suggests Uttoxeter consumers do not want necessarily want luxury or niche shops. More evidence is required to inform the process.

D4 Although the section on heritage assets is quite compelling and issues of design are emphasised, more scrutiny and protection of existing buildings are necessary. I am sceptical after the demolition some years ago of what I thought was a protected building behind Bridge Street. That action resulted in an unsightly space for the past several years. The few remaining shops/houses in Bridge Street deserve protection as I imagine developers see the empty space plus a small number of older cottages and a closed-down pub plus a shop or two as a potential demolition opportunity with a view to development. A site so close to the Market Place should be preserved and enhanced perhaps through a small 'senior citizens' park'?

B1 More specific measures and more strategies to highlight the business and employment potential of Uttoxeter need to be developed. The transparency of the overall process needs to be clarified. Who advises on 'business start-ups'? Who examines applications for business enterprise ventures? With several banks leaving Uttoxeter and the likelihood that more banks will close, it is not a supportive environment for business support from the private sector. The policies seem largely untargeted and based on wishful thinking.

B3 In the matter of training for vocational or broader educational purposes (further or recreational learning), I think the UNP does not underline sufficiently what is needed and how skills, training etc. should be provided. An action plan for these forms of education should be drawn up encompassing a number of potential training centres, which could draw on the 'Community Hubs' of the UNP document. As an illustration, the former computer training centre has become a rather uninviting place; no courses seem to be offered at Alleyne's any more and the Library struggles to keep afloat faced with cutbacks. The publicity of talks, lectures, training, education generally needs to be improved and not rely on a flyer in the library or a notice on a board in the Market Square.

T1 I objected above to the notion of 'Sustainable Transport' as there is no definition of what is entailed nor any suggestion as to strategies to 'sustain' transport. The role of East Midlands Trains, participation of the bus companies which have franchises, data on the use of public transport and the promotion of schemes to encourage people to use public transport have to be coordinated and systematised.

T2 As a cyclist, there has been minimal improvement in provision of facilities for everyday cycle usage. Very few cycle parking facilities in the Town are provided. Waitrose is an exception but the refurbished LIDL and

even the ASDA provisions are unsatisfactory. Tesco's provision is poorly sited and the Market Place/ Carter Street/ High Street provision is zero! With the exception of the extension of the cycling route towards Doveridge, no cycle paths or safe cycle lanes have been made available.

L4 Cultural Activities are under-emphasised. There should be a strategy to promote and coordinate various activities, making sure that publicity is maximized for musical, theatrical, sporting, horticultural and recreational activities. The demise of the former Heritage Centre (now known as Redfearn's Cottage) has resulted in a detachment of Uttoxeter residents from that institution. The museum at Beamhurst is a good example of what can be achieved and local developers and current employers should be encouraged to support more cultural activities. Similarly, the Big Local enterprise should be more pro-active in this regard.

E1 There is an unfortunate irony between the plans to build over 1500 homes and the stated UNP objective to 'support, protect and enhance Uttoxeter's rural character and landscape value' (p.23).

I would be interested to know how the most recent housing development on the Bramshall Road can be deemed to have enhanced the landscape or the environment. In my assessment, the houses are ugly, fit badly into the rural landscape, are poorly placed as far as road access is concerned and there is no other safe means of getting into the Town other than by private car. I think it is an indication of the cynicism of developers that only 3 of the companies concerned took part in Developer Stakeholder meetings. There should be an obligation on all to participate.

H2 The criteria for affordable housing are imprecise; the obligations of developers to provide it are equally ambiguous. The housing mix talked about is at the discretion of the developer so first-time buyers, for example, are very unlikely to benefit from the current schemes. Housing such as recently provided on Balance Street will not be suitable for younger families and the distance of sites like the Bramshall Road development mentioned (not the Picknall Brook site) and the projected Hazelwalls site are too far for children to walk to school, hence parents will use their cars to drive to schools every morning and evening.

C1 The list of Community Hubs is very impressive but new developments should have an obligation to provide a Community focus with at least one potential community asset. The Birdland estate, for example, has nothing. That 1990s mistake should not be repeated. Similarly, the existence of a physical building is not enough. There should be a real effort of the 'hub' to reach out to the local community and publicity, promotional activities and support should be offered by the Council.

C2 Healthcare provision is a real issue, especially with a growing population. The Technical Data may indicate the current demand/provision but, I suspect, that not only new residents of the planned developments but also the ageing population will put increased burden on the healthcare available. It is not enough to suggest (on p.66 UNP) that "... contributions might be sought from developments" regarding healthcare access.

Please use a separate form for each representation.

Please state whether you would like to be notified of the Council's decision on the Neighbourhood Plan Proposal:

Yes YES No

Please email this form to neighbourhoodplanning@eaststaffsbc.gov.uk or post it to Neighbourhood Planning Team, Planning Policy, ESBC, PO Box 8045, BURTON UPON TRENT, DE14 9JG by Monday 26th September 2016 by 5pm.