

PLANNING AND COMPULSORY PURCHASE ACT 2004

The Town and Country Planning (Local
Development) (England) Regulations 2004

Submission Core Strategy
Development Plan Document

Hearing Statement of Stafford Borough Council
For Session 7 – Other Core Policies
and Spatial Objectives
(C/HSS7/CP2,CP3,CP5,CP6,CP7,CP8, SO1-20)

Date : 19/05/2006

Hearing Statement of Stafford Borough Council For Session 7 – Other Core Policies and Spatial Objectives

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Hearing Statement of Stafford Borough Council For Session 7 – Other Core Policies and Spatial Objectives

1.0 Introduction

- 1.1 *The key objective for planning policies in the Core Strategy Development Plan Document is to deliver the strategic approach for spatial planning across the Borough Council area. The Core Strategy Development Plan Document will be the principal planning document in the Stafford Borough Local Development Framework and will form part of the new Development Plan for Stafford Borough alongside the Regional Spatial Strategy for the West Midlands (RSS). The Core Strategy will aim to cover the same time period as the Regional Spatial Strategy.¹*
- 1.2 *The purpose of this Hearing Statement is to prepare for the independent Examination into the Submission Core Strategy Development Plan Document in accordance with Section 20 of the Planning & Compulsory Purchase Act 2004 and requirements set out in the Town & Country Planning (Local Development) (England) Regulations 2004. This Hearing Statement presents the Council's response to the agenda for Session 7 – Other Core Policies and Spatial Objectives of the Core Strategy Development Plan Document independent Examination.*

¹ 2001-2021

**STAFFORD BOROUGH COUNCIL – CORE STRATEGY DPD
EXAMINATION**

**AGENDA FOR SESSION 7 – OTHER CORE POLICIES AND SPATIAL OBJECTIVES
WEDNESDAY am/PM 21 JUNE 2006**

1 Core policy 2 – Sustainable rural living

Does the DPD give a clear and appropriate lead on rural issues?
If not, what should the DPD say?

2 Core policy 3 – Sustainable urban living

Does the DPD give a clear and appropriate lead on urban issues?
If not, what should it be?

3 Core policy 5 – Developing accessibility and mobility

Does the DPD accord with national guidance in respect to references to the motor car?
If not, what should the DPD say?
What should the targets specify?

4 Core policy 6 – Conserving and enhancing the environment

Does the DPD give a clear and appropriate lead on environmental issues?
If not, what should it say?

5 Core policy 7 – Green Belt

Does the DPD accord with national guidance?
Does it unnecessarily repeat national guidance?
If it does, what should the DPD say?
Should the policy refer to any particular sites?

6 Core policy 8 – High quality design

Does the DPD give a clear and appropriate lead on design issues?
If not, what should it say?

7 Spatial objectives

Are the spatial objectives appropriate to the borough?
If not, what changes ought to be made?
Is it clear how these relate to the core policies themselves?
If not, how can this be done?

8 Any other matters

**RELEVANT SECTION
SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**

Core Policy 2: Sustainable Rural Living

The purpose of this policy is to ensure that new development maintains and improves the character and quality of life in the rural area and its settlements.

SUBMISSION POLICY

The essential character and economic and social fabric of rural areas and settlements shall be maintained or improved to meet local needs by:

- a) encouraging development at an appropriate scale and location which assists in supporting existing businesses or diversifying the local economy, to help to underpin or improve services, community facilities and local employment;
- b) the provision of housing to meet the needs of existing rural communities including affordable homes and housing for key workers;
- c) ensuring that development protects, conserves and enhances the rural setting whilst not having undesirable impacts on local infrastructure, facilities and transportation networks;
- d) conserving and enhancing the natural, built, historic and water environments;
- e) maximising the use of previously developed land in preference to greenfield sites; and
- f) ensuring that new development provides adequate foul drainage services to prevent pollution to controlled waters.

Core Policy 2 is linked to Spatial Objective 2 & 11

Indicator

Affordable housing completions -

Number of affordable houses completed outside Stafford and Stone per year

Target: 10 affordable houses completed (measured from 2007)

Percentage of new housing development on previously developed land in rural areas

Target: 70% by 2011 80% by 2021 (measured from 2007)

Milestones 2011, 2016 & 2021

Implementation

Development industry
Landowners
Registered Social Landlords

Timescale for Delivery

2001 - 2021

COUNCIL RESPONSE

2.1 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Core Policy 2 – Sustainable rural living

- **Does the DPD give a clear and appropriate lead on rural issues?**
- **If not, what should the DPD say?**

2.2 *The Council considers that Core Policy 2 – Sustainable Rural Living does set out a clear and appropriate lead on rural issues for the Borough Council area within the spatial planning context of the Core Strategy Development Plan Document. The Core Policy has been prepared through the process of community involvement, reflects the relevant spatial objectives and has been tested through the Sustainability Appraisal process. Further detailed policies will be contained in subsequent Development Plan Documents regarding rural issues, in particular Development Plan Document Number 2.*

Any other matters

2.3 *A number of representations were received to Core Policy 2 – Sustainable Rural Living through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below:*

- *Ingestre with Tixall Parish Council – U0/CP2/0004/5007*
- *Sport England – U4B,U4C/CP2/0008/5021*
- *McDyre & Co. for J F Bostock Settlement – U4A,U4B,U4C,U6,U9/CP2/0019/5064*
- *Development Planning Partnership for Tesco Stores Ltd – U4B/CP2/0021/5074*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/CP2/0022/5087*
- *Mr P Hare – U0/CP2/0024/5097*
- *Woodland Trust – U4A,U6/CP2/0032/5126*
- *Creswell Parish Council – U7/CP2/0038/5171*

- *Tetlow King Planning for West Midlands RSL Planning Consortium – U4C,U9/CP2/0039/5198*

2.4 *The Council considers that the details of this Core Policy are appropriate for the Core Strategy Development Plan Document.*

**RELEVANT SECTION
SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**

Core Policy 3: Sustainable Urban Living

The purpose of this policy is to encourage partnership working to deliver quality development schemes in the urban areas of Stafford and Stone.

SUBMISSION POLICY

Sustainable urban living will be achieved by encouraging and implementing initiatives which will enhance the image, improve opportunities for physical activity, create vitality and improve safety, comfort and environmental quality. This approach will be developed through partnerships with other agencies and the development industry, for schemes and proposals which:

- Maintain and enhance the viability and sustainability of urban areas whilst facilitating new built development, economic investment and diversification;
- enhance the image, attractiveness and accessibility of the town and district centres within the urban areas, boost vitality and encourage new investment;
- aim to reclaim and reuse derelict, contaminated, degraded, vacant or underused land and buildings for new development in preference to taking greenfield land;
- seek to improve the availability, accessibility, quality and diversity of the housing stock, including the provision of affordable housing;
- protect, conserve and enhance the character and quality of the Borough's townscapes and public realm;
- protect and enhance environmental quality through the creation, retention, improvement and extension of areas of wildlife value, woodlands, open spaces, access to watercourses and historic assets where relevant;
- provide high quality designed developments which will protect water quality, improve the quality of life and enhance the built environment; and
- promote more sustainable transport choices and reduce the need to travel.

Core Policy 3 is linked to Spatial Objective 10 & 11

Indicator

Percentage of completed retail, office and leisure development in town centres

Target: 60 – 80% completed in town centres (measured from 2007)

Affordable housing completions -
Percentage of new housing development classified as affordable housing

Target: 25% classified as affordable housing (measured from 2007)

Milestones 2011, 2016 & 2021

Implementation

Development industry
Landowners
Registered Social Landlords
Stafford Borough Council – Economic Development

Timescale for Delivery

2001 - 2021

COUNCIL RESPONSE

2.5 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Core Policy 3 – Sustainable urban living

- **Does the DPD give a clear and appropriate lead on urban issues?**
- **If not, what should it be?**

2.6 *The Council considers that Core Policy 3 – Sustainable Urban Living does set out a clear and appropriate lead on urban issues for the Borough Council area within the spatial planning context of the Core Strategy Development Plan Document. The Core Policy has been prepared through the process of community involvement, reflects the relevant spatial objectives and has been tested through the Sustainability Appraisal process. Further detailed policies will be contained in a variety of subsequent Development Plan Documents regarding urban issues.*

2.7 *The Council would not oppose the introductory text to Core Policy 3 being amended, for clarification purposes, as follows:*

“The purpose of this policy is to encourage sustainable urban living in Stafford and Stone”

2.8 *The Council would not oppose the first sentence of Core Policy 3 to make reference to social infrastructure to read as follows:*

“Sustainable urban living will be achieved by encouraging and implementing initiatives which will enhance the image, support social infrastructure, improve opportunities for physical activity, create vitality and improve safety, comfort and environmental quality”

2.9 *The Council would not oppose criteria (b) of Core Policy 3 to make reference to local centres to read as follows:*

“(b) enhance the image, attractiveness and accessibility of the town, district and local centres within the urban areas, boost vitality and encourage new investment”

2.10 *The Council would not oppose criteria (f) of Core Policy 3 to make reference to protected species to read as follows:*

“(f) protect and enhance environmental quality through the creation, retention, improvement and extension of areas of wildlife value (including for protected species), woodlands, open spaces, access to watercourses and historic assets where relevant”

Any other matters

2.11 *A number of representations were received to Core Policy 3 – Sustainable Urban Living through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below:*

- *Peacock & Smith on behalf of W.M. Morrison Supermarkets plc – U4B,U6/CP3/0006/5010*
- *Sport England – U4B,U4C/CP3/0008/5022*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/CP3/0022/5088*
- *Mr P Hare – U0/CP3/0024/5098*
- *GVA Grimley for the Highways Agency – U4B/CP3/0026/5108*
- *Woodland Trust – U4A,U6/CP3/0032/5127*
- *Gough Planning Services for George Wimpey Strategic Land – U6/CP3/0035/5136*
- *English Nature – U4B,U4C,U7/CP3/0037/5148*
- *Creswell Parish Council – U7/CP3/0038/5172*

- *Tetlow King Planning for West Midlands RSL Planning Consortium – U4C,U9/0039/5199*

2.12 *The Council considers that the details of this Core Policy are appropriate for the Core Strategy Development Plan Document.*

**RELEVANT SECTION
SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**

Core Policy 5: *Developing Accessibility and Mobility*

The purpose of this policy is to support the delivery of initiatives in the Local Transport Plan through spatial planning principles for a modern transport network.

SUBMISSION POLICY

The creation and retention of a modern transport network in the Borough will be promoted in order to support development and sustainability of quality living environments and the creation and maintenance of jobs in accessible locations, particularly around public transport nodes. Integrated transport networks will be promoted through the Local Transport Plan to encourage safe and efficient movement in urban and rural areas, whilst protecting and enhancing local biodiversity and water quality.

Reducing the need to travel, reduce the adverse effects of transportation on the quality of life including the environment and the length of journeys will be encouraged by:

- locating development in areas which are accessible by the motor car, public transport, cycling and walking;
- achieving a balanced mix of land uses and patterns of development to reduce the need to travel;
- promoting and assisting journeys by motor cars, public transport, cycling, mobility aids and walking, by making them accessible, safe, convenient and as attractive as possible;
- securing Travel Plans where appropriate and requiring the preparation of Transport Assessments for all developments that are likely to have significant transport implications, to determine the measures required on the surrounding highway network to ensure adequate access by all modes of transport. Where appropriate, developer contributions will be sought towards the provision of the Stafford Urban Area Transport Management Strategy (SUATMS);
- encouraging the use of Information and Communication Technology (ICT) for the purposes of businesses and for other service provision;
- supporting the retention and enhancement of neighbourhood service provision, such as in District Centres;
- promoting safer use of routes in town and local areas by encouraging the development of traffic management schemes as determined by local need; and
- minimising environmental impacts through mitigation measures.

Core Policy 5 is linked to Spatial Objective 8

Indicator

Percentage of completed non-residential development complying with car-parking standards set out in the local development framework.

Target: 70 – 80% (measured from 2007)

Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

Target: 60 – 70% (measured from 2007)

Milestones 2011, 2016 & 2021

Implementation

Highways Agency
Highways Authority (Staffordshire County Council)
Development industry
Local Transport operators

Timescale for Delivery

2001 - 2021

COUNCIL RESPONSE

2.13 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Core Policy 5 – Developing accessibility and mobility

- **Does the DPD accord with national guidance in respect to references to the motor car?**
- **If not, what should the DPD say?**

2.14 *Council Members consider that the Borough's extensive rural area is poorly served by public transport and therefore it is appropriate to promote and assist journeys by cars. The Council took this decision with full knowledge of national and regional policy as well as recommendations in the Sustainability Appraisal Report. The Core Policy has been prepared through the process of community involvement, reflects the relevant spatial objectives and has been tested through the Sustainability Appraisal process.*

2.15 *Planning Policy Statement 1: Delivering Sustainable Development (PPS1) contains the following references with regards to this issue:*

“13 (ii) Regional planning bodies and local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change – through policies which reduce energy use, reduce emissions (for example, by encouraging patterns of development which reduce the need to travel by private car, or reduce the impact of moving freight) ...”

“27 In preparing development plans, planning authorities should seek to:

(v) Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas.”

2.16 *Within Planning Policy Guidance 13: Transport (PPG13) paragraphs 3, 4, 6, 13, 19, 20, 26, 27, 40-44, 72, 74, 75, 82, 88, and 89 contain references with regards to this issue.*

2.17 *Policy T2 of the Regional Spatial Strategy entitled ‘Reducing the need to travel’ states the following:*

“Local authorities, developers and other agencies should work together to reduce the need to travel, especially by car, and to reduce the length of journeys”

- **What should the targets specify?**

2.18 *The Council considers that the targets associated with Core Policy 5 – Developing Accessibility and Mobility are appropriate to the Borough Council context and are based upon the national core indicators set out in the Government guidance ‘Local Development Framework Monitoring: A Good Practice Guide (March 2005)’. However the Council found it challenging to establish suitable targets and would not oppose the targets being expressed in a more appropriate manner following discussion through the independent Examination process.*

2.19 *The Council would not oppose the first paragraph of Core Policy 5 being amended to make reference to the provision of transport to those experiencing social exclusion, a wider range of environmental issues and to air quality to read as follows:*

“The creation and retention of a modern transport network in the Borough will be promoted in order to support development, reduce social exclusion and sustainability of quality living environments and the creation and maintenance of jobs in accessible locations, particularly around public transport nodes. Integrated transport networks will be promoted through the Local Transport Plan to encourage safe and efficient movement in urban and rural areas, whilst protecting and enhancing the local environment, including air quality”

2.20 The Council would not oppose criteria (a) of Core Policy 5 being amended to make reference to local centres as follows:

“(a) *locating development in areas which are accessible by the motor car, public transport, cycling and walking and avoid inappropriate levels of additional car and lorry traffic on unsuitable roads*”

2.21 The Council would not oppose criteria (b) of Core Policy 5 being amended to make reference to promoting rather than achieving as follows:

“(b) *promoting a balanced mix of land uses and patterns of development to reduce the need to travel*”

2.22 The Council would not oppose criteria (f) of Core Policy 5 being amended to make reference to local centres as follows:

“(f) *supporting the retention and enhancement of neighbourhood service provision, such as in District and Local Centres, to reduce the need to travel*”

2.23 The Council would not oppose criteria (g) of Core Policy 5 being amended to make reference to local centres as follows:

“(g) *promoting safe and efficient use of the highway network through traffic management schemes as determined by local need*”

2.24 The Council would not oppose criteria (h) of Core Policy 5 being amended as follows:

“(h) *minimising environmental impacts and where these are unavoidable considering mitigation or compensatory measures*”

2.25 The Council would not oppose the emerging Accessibility Strategy of Staffordshire County Council being listed as an Implementation Strategy as part of Core Policy 5.

Any other matters

2.26 *A number of representations were received to Core Policy 5 – Developing Accessibility and Mobility through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below:*

- *National Farmers Union – U7/CP5/0001/5002*
- *Centro – U4B,U4C,U6/CP5/0005/5008*
- *Sport England – U4B,U5/CP5/0008/5023*
- *Government Office West Midlands – U4A/CP5/0011/5035*
- *Government Office West Midlands – U8/CP5/0011/5040d*
- *West Midlands Regional Assembly – U7/CP5/0015/5052*
- *Development Planning Partnership for Tesco's Stores Ltd – U4B/CP5/0021/5076*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/CP5/0022/5090*
- *Home Builders Federation – U0/CP5/0025/5103*
- *GVA Grimley for the Highways Agency – U4B/CP5/0026/5109*
- *English Nature – U4B,U7/CP5/0037/5149*
- *Creswell Parish Council – U7/CP5/0038/5175*
- *Staffordshire County Council (Development Services Dept.) – U7/CP5/0042/5209*
- *English Heritage – U7/CP5/0045/5222*

2.27 *The Council considers that the details of this Core Policy are appropriate for the Core Strategy Development Plan Document.*

RELEVANT SECTION SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

Core Policy 6: *Conserving and Enhancing the Environment*

The purpose of this policy is to conserve and enhance the natural and built environment by ensuring that new development is based on sustainable development principles. Environmental capital is defined as being the combination of the assets (i.e. the tangible commodities such as land, trees, fields etc...) with the environmental benefits derived from them, such as leisure opportunities, tranquillity, natural habitats etc...

SUBMISSION POLICY

Environmental capital will be maintained and improved in order to underpin the overall quality of life across all areas and support wider economic and social objectives.

This will be achieved by:

- a) supporting regeneration, by restoring degraded areas and previously developed land, conserving existing environmental assets and creating new, high quality, built and natural environments;
- b) protecting and enhancing special areas of intrinsic visual or cultural merit within the Borough including registered Commons, the Cannock Chase Area of Outstanding Natural Beauty, Hanchurch Hills and Trentham Park;
- c) protecting and enhancing other irreplaceable assets;
- d) protecting and enhancing the distinctive character of different parts of the Borough, including the retention of existing buildings integral to the character of the area where the buildings make a positive contribution;
- e) protecting and enhancing international, national and locally important designated sites, and locations supporting protected species, and developing measures to enable the Borough to contribute to the Area of Concentrated Biodiversity Enhancement identified in the Regional Spatial Strategy, and to achieve its minimum share of Biodiversity Action Plan targets in the Regional Spatial Strategy and the Staffordshire Biodiversity Action Plan including with respect to woodlands;
- f) protecting the natural floodplain from development and utilising Sustainable Drainage Systems to control flooding and maintain water quality;
- g) promote, on a strategic basis, measures that increase the extent and quality of accessible greenspace and encourage the management of features of the landscape of major importance to flora and fauna;
- h) protection and, where possible, enhancement of the Borough's historic assets; and
- i) adopting a character based approach for the protection and enhancement of landscapes.

The loss of irreplaceable environmental assets by development proposals will only be acceptable in exceptional circumstances. With regards to replaceable environmental assets all development proposals must minimise harm including by giving consideration to reasonable alternatives, mitigate and compensate for any loss of environmental capital and should use natural resources more sustainably. In addition proposals will be expected to provide a net gain to environmental assets.

Core Policy 6 is linked to Spatial Objective 7, 12, 15, 16, 19, 20

Indicator

Changes in areas and populations of biodiversity importance, including:

- (i) change in priority habitats and species (by type); and
- (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance

Target: Less than 1% average per year (measured from 2007)

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Target: Less than 1% average per year (measured from 2007)

Percentage of eligible open spaces managed to green flag award standard

Target: Increase by 1% average per year (measured from 2007)

Milestones 2011, 2016 & 2021

Implementation

English Nature
Environment Agency
English Heritage
Countryside Agency
Staffordshire Wildlife Trust
Development industry
Stafford Borough Council

Timescale for Delivery

2001 - 2021

COUNCIL RESPONSE

2.28 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Core Policy 6 – Conserving and enhancing the environment

- **Does the DPD give a clear and appropriate lead on environmental issues?**
- **If not, what should it say?**

2.29 *The Council considers that Core Policy 6 – Conserving and Enhancing the Environment does set out a clear and appropriate lead on environmental issues for the Borough Council area within the spatial planning context of the Core Strategy Development Plan Document. The Core Policy has been prepared through the process of community involvement, reflects the relevant spatial objectives and has been tested through the Sustainability Appraisal process. Further detailed policies will be contained in subsequent Development Plan Documents regarding environmental issues, in particular Development Plan Document Number 2 and Development Plan Document Number 3.*

2.30 *The Council would not oppose an additional sentence being added to the introductory text for Core Policy 6 – Conserving and Enhancing the Environment as follows:*

“Further clarification regarding terminology is in ‘Chapter 8: Quality of the Environment’ of the Regional Spatial Strategy”

2.31 *The Council would not oppose criteria (a) of Core Policy 6 being amended to make reference to appropriate mitigation as follows:*

“(a) supporting regeneration, by restoring degraded areas and previously developed land, conserving existing environmental assets, including canals, and creating new, high quality, built and natural environments”

2.32 *The Council would not oppose criteria (e) of Core Policy 6 being amended to make reference to appropriate mitigation as follows:*

“(e) protecting and enhancing international, national and locally important designated sites, and locations supporting protected species, and developing measures to enable the Borough to contribute to the Area of Concentrated Biodiversity Enhancement, including the Cannock Chase Area of Outstanding Natural Beauty, identified in the Regional Spatial Strategy, and to achieve its minimum share of Biodiversity

Action Plan targets in the Regional Spatial Strategy and the Staffordshire Biodiversity Action Plan including with respect to woodlands”

2.33 *The Council would not oppose criteria (f) of Core Policy 6 being amended to make reference to appropriate mitigation as follows:*

“(f) *Protect the natural floodplain by preventing inappropriate development in areas at medium and high risk of flooding and encouraging development in areas of low risk of flooding. Where appropriate flood risk assessments should be utilised as a tool for assessing the suitability of developments by considering the risk to the development and third parties and the effects of any mitigation measure proposed. Sustainable Drainage systems should also be used to control flooding and maintain water quality*”

2.34 *The Council would not oppose criteria (g) of Core Policy 6 being amended to make reference to promoting accessible greenspace as follows:*

“(g) *promote, on a strategic basis, measures that increase the extent, quality, accessibility and maintenance of greenspace (including playing fields) in accordance with the Council’s future strategy and / or PPG17 assessments and encourage the management of features of the landscape of major importance to flora and fauna*”

2.35 *The Council would not oppose a new criteria of Core Policy 6 to make reference to species protection as follows:*

“(j) *ensuring that where development takes place prior surveys are undertaken and necessary measures put in place to avoid, mitigate or compensate for harm to legally protected and species of principal importance for the conservation of Biodiversity in England*”

2.36 *The Council would not oppose the target for changes in areas and populations of biodiversity being amended as follows:*

“Target: *No loss and a gain of at least 1% per year (measured from 2007)*”

Any other matters

2.37 *A number of representations were received to Core Policy 6 – Conserving and Enhancing the Environment through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below Core Policy 6 – Conserving and Enhancing the Environment:*

- *Stowe-by-Chartley Parish Council – U6/CP6/0003/5006*
- *Stafford Riverway Link – U0/CP6/0007/5011*
- *Sport England – U4B,U4C/CP6/0008/5024*
- *Government Office West Midlands – U8/CP6/0011/5040e*
- *McDyre & Co. for J F Bostock Settlement – U4A,U4B,U4C,U6,U9/0019/5065*
- *Development Planning Partnership for Tescos Stores Ltd –
U9/CP6/0021/5077*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/CP6/0022/5091*
- *Mr P Hare – U0/CP6/0024/5099*
- *Mr P Hare – U0/CP6/0024/5100*
- *Home Builders Federation – U0/CP6/0025/5104*
- *Cannock Chase Council – U4B/CP6/0028/5113*
- *Woodland Trust – U6,U9/CP6/0032/5128*
- *English Nature – U0/CP6/0037/5151*
- *English Nature – U4B,U4C,U7/CP6/0037/5153*
- *British Waterways – U0/CP6/0040/5205*
- *Staffordshire County Council (Development Services Dept.) –
U7/CP6/0042/5210*

2.38 *The Council considers that the details of this Core Policy are appropriate for the Core Strategy Development Plan Document.*

**RELEVANT SECTION
SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**

Core Policy 7: Green Belt

The purpose of this policy is to protect the Green Belt from inappropriate development.

SUBMISSION POLICY

There will be no review or adjustment of currently defined Green Belt boundaries unless required by the Regional Spatial Strategy. The general form and purposes of the adopted Green Belts will be maintained. Inappropriate development within Green Belts will not be permitted, except in very special circumstances (very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations).

Construction of new buildings will only be appropriate if proven through the following circumstances and having regard to national Planning Policy Guidance note 2: Green Belt or its successor documents:

- (a) construction of domestic outbuildings incidental to the enjoyment of an existing building;
- (b) agriculture, forestry, horticulture and equine;
- (c) essential facilities for outdoor sport and recreation, cemeteries;
- (d) acceptable extension, alteration or replacement of existing dwellings;
- (e) acceptable infilling in existing villages for affordable housing or essential for rural regeneration to diversify the local economy or improve services or community facilities;
- (f) acceptable infilling or redevelopment of major existing developed sites identified in the Development Plan; and
- (g) other uses compatible with the openness of the Green Belt.

All development within the Green Belt should be appropriate in terms of scale, form, character and siting; it should maintain the visual amenities of the Green Belt and will be subject to other relevant policies.

Core Policy 7 is linked to Spatial Objective 13

Indicator

Planning applications and decisions thereon for significant new development or change of use including 5 or more dwellings (residential) or 500 square metres floorspace or more (non-residential) or significant leisure developments within the Green Belt

Target: Decisions in accordance with Greenbelt policy (measured from 2007)

Milestone 2011, 2016 & 2021

Implementation

Development industry
Stafford Borough Council
Landowners within the Green Belt

COUNCIL RESPONSE

2.39 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Core Policy 7 – Green Belt

- **Does the DPD accord with national guidance?**
- **Does it unnecessarily repeat national guidance?**
- **If it does, what should the DPD say?**
- **Should the policy refer to any particular sites?**

2.40 *The Council considers that Core Policy 7 – Green Belt accords with national guidance in Planning Policy Guidance 2: Green Belt (PPG2) for the Borough Council area within the spatial planning context of the Core Strategy Development Plan Document. The Core Policy has been prepared through the process of community involvement, reflects the relevant spatial objectives and has been tested through the Sustainability Appraisal process. Further detailed policies are contained in Development Plan Document Number 1 regarding Green Belt issues.*

2.41 *Council Members debated whether the policy was in accordance with national guidance and whether it unnecessarily repeated national policy. It was decided that this policy is a local interpretation of national policy, and includes the policy wording ‘acceptable’ in criteria (d), (e) and (f) of Core Policy 7.*

2.42 *Planning Policy Guidance 2: Green Belt (PPG2) contains the following paragraph:*

“3.4 The construction of new buildings inside a Green Belt is inappropriate unless it is for the following purposes:

- *agriculture and forestry (unless permitted development rights have been withdrawn – see paragraph D2 of Annex D);*
- *essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it (see paragraph 3.5 below);*
- *limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6 below);*
- *limited infilling in existing villages (under the circumstances described in the box following paragraph 2.11), and limited affordable housing for local community needs under*

- *development plan policies according with PPG3 (see Annex E, and the box following paragraph 2.11); or*
- *limited infilling or redevelopment of major existing developed sites identified in adopted local plans, which meets the criteria in paragraph C3 or C4 of Annex C.”*

2.43 *The Council does not consider that it is necessary to refer to particular sites within the Green Belt. Specific reference is made to major developed sites within criteria (f) of Core Policy 7 with further policy details including the identification and site areas of major developed sites within Development Plan Document Number 1.*

Any other matters

2.44 *A number of representations were received to Core Policy 7 – Green Belt through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below:*

- *Government Office West Midlands – U4B/CP7/0011/5036*
- *Telereal Services Ltd – U9/CP7/0018/5061*
- *McDyre & Co. for Bassett Group Holdings Ltd – U4B,U4C,U9/CP7/0020/5069*
- *Gough Planning Services for George Wimpey Strategic Land – U4B,U6,U8/CP7/0035/5137*
- *Tetlow King Planning for West Midlands RSL Planning Consortium – U0/CP7/0039/5202*

2.45 *The Council considers that the details of this Core Policy are appropriate for the Core Strategy Development Plan Document.*

**RELEVANT SECTION
SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT**

Core Policy 8: High Quality Design

The purpose of this policy is to achieve high quality of design in all new developments to support the delivery of social, economic and environmental benefits.

SUBMISSION POLICY

The creation of high quality design for all development in the Borough must be promoted in order to enhance the built environment and support economic, social and environmental objectives for achieving sustainable development.

All new development must:

- (a) adopt appropriate design measures, showing careful attention to the scale, character, setting and compatibility with their surroundings, materials and proposed use;
- (b) respect, maintain and enhance the character, street scene, scale and hierarchy of existing buildings and the spaces between them;
- (c) ensure through careful design and sustainable construction that the development is usable, durable, adaptable and maximises opportunities, where practical and economically viable, to use recycled materials in their construction;
- (d) where appropriate, demonstrate by means of an Access Statement access for all through the provision of safe and convenient access, addressing the needs of all in society, including people with disability;
- (e) adopt design measures to reduce the opportunity for crime and anti-social behaviour;
- (f) make efficient and prudent use of natural resources, including water as well as incorporating waste management, energy efficiency and pollution control measures regarding noise, air, water and light where appropriate;
- (g) contribute to high quality public spaces and opportunities for physical activity;
- (h) provide landscaping within the scheme appropriate to the location; and
- (i) protect and enhance existing areas of biodiversity value and links between them where appropriate.

Design statements will be required for development proposals within Conservation Areas, where appropriate

Core Policy 8 is linked to Spatial Objective 11

Indicator

Percentage of eligible open spaces managed to green flag award standard

Target: Increase by 1% average per year (measured from 2007)

Milestones

2011, 2016 & 2021

Implementation

Development industry
Parish Councils
Stafford Borough Council

Landowners
Staffordshire County Council

Timescale for Delivery 2001 - 2021

COUNCIL RESPONSE

2.46 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Core Policy 8 – High quality design

- **Does the DPD give a clear and appropriate lead on design issues?**
- **If not, what should it say?**

2.47 *The Council considers that Core Policy 8 – High Quality Design does set out a clear and appropriate lead on design issues for the Borough Council area within the spatial planning context of the Core Strategy Development Plan Document. The Core Policy has been prepared through the process of community involvement, reflects the relevant spatial objectives and has been tested through the Sustainability Appraisal process. Further detailed policies will be contained in subsequent Development Plan Documents regarding design issues, in particular Development Plan Document Number 1.*

2.48 *The Council would not oppose the first paragraph of Core Policy 8 – High Quality Design being amended as follows:*

“The creation of high quality design for all development in the Borough must be promoted in order to enhance the built environment, encourage local distinctiveness and support economic, social and environmental objectives for achieving sustainable development”

2.49 *The Council would not oppose the last paragraph of Core Policy 8 – High Quality Design being amended as follows:*

“Design statements will be required for significant development proposals and for all developments within Conservation Areas, where appropriate.”

2.50 The Council would not oppose criteria (h) of Core Policy 8 being amended as follows:

“(h) provide landscaping within the scheme appropriate to the development and its location, including minimising visual impacts where appropriate”

Any other matters

2.51 A number of representations were received to Core Policy 8 – High Quality Design through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below:

- *Ingestre with Tixall Parish Council – U0/CP8/0004/5007*
- *Government Office West Midlands – U6/CP8/0011/5037*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/CP8/0022/5092*
- *Mr P Hare – U0/CP8/0024/5101*
- *Creswell Parish Council – U7/CP8/0038/5178*

2.52 The Council considers that the details of this Core Policy are appropriate for the Core Strategy Development Plan Document.

RELEVANT SECTION SUBMISSION CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

Spatial Objective 1

To create a Borough where all areas have distinct roles to play with Stafford as the strategic centre, and to encourage cross-border linkages with adjoining Districts. The role of each area and linkage should reflect the distinctive qualities of the locality as a contribution to the overall diversity and character of the Borough whilst mitigating impacts of increased transport movements between settlements.

Spatial Objective 2

To secure an improvement in the quality of life in the rural area of the Borough by maintaining and promoting thriving, balanced, viable, inclusive and sustainable rural communities with access to services and securing the protection and enhancement of its environmental resources.

Spatial Objective 3

To maintain a high and stable level of employment by supporting the diversification and strengthening the modernisation of the Borough's economy whilst ensuring that opportunities for new growth, retention and expansion of existing businesses are linked to meeting the needs of the local community, respecting the local environment.

Spatial Objective 4

Develop the local economy to meet local employment, higher education and learning needs by providing a sufficient number and variety of employment and educational locations and opportunities, including the review of existing under used and derelict sites, whilst respecting the local environment.

Spatial Objective 5

To create a variety and choice of high quality, healthy, affordable and sustainable residential environments with access to local services, which respect the environment.

Spatial Objective 6

Meet housing requirements in the Regional Spatial Strategy, including provision of affordable housing and housing for key workers by enabling new residential developments on previously developed land in settlements (excluding land used for sport and recreation) in preference to Greenfield locations.

Spatial Objective 7

To ensure the quality of the natural environment, including habitats and species, are protected, conserved and enhanced across all parts of the Borough taking care to safeguard sites within local, national and international designations including registered Commons and sites supporting protected species, and habitats and species identified in the local, regional and national Biodiversity Action Plans.

Spatial Objective 8

To encourage improvement of the Borough's transport systems in an integrated, sustainable and accessible way for all, whilst reducing, where possible, the need for travel, increasing active travel (walking and cycling) and protecting the environment through mitigation measures.

Spatial Objective 9

To provide for local community services and facilities in key locations to increase social cohesion and improve health, community pride and effective, viable centres through high quality design whilst respecting the local environment.

Spatial Objective 10

To maintain, improve and enhance high quality, vital and viable town and district centres ensuring that if new development takes place outside of these centres practical linkages are incorporated.

Spatial Objective 11

To conserve and enhance unique and sustainable developed areas and other locations where development takes place to be increasingly attractive places where people wish to live, work, visit and invest, whilst utilising previously developed land respecting local environmental factors in the most effective way and providing a variety and choice of high quality, healthy and sustainable living and working environments.

Spatial Objective 12

To protect, conserve and enhance the historic environment, in particular the Borough's Conservation Areas, Listed Buildings, Historic Parks and Gardens and Sites of Archaeological Value.

Spatial Objective 13

To maintain the principles of Green Belt and protect it from inappropriate development.

Spatial Objective 14

To secure planning obligations in order to ensure that development is acceptable in community planning terms and compensates for any harmful impact.

Spatial Objective 15

To protect ancient woodlands, other managed woodlands and significant trees in Stafford Borough and to increase the area of native broadleaf woodland.

Spatial Objective 16

To improve the Borough's sport, recreation, leisure and tourist facilities in those areas with an identified quality or quantity deficiency of facilities and to provide accessible natural greenspace including woodlands with priority given to local needs whilst sustaining the Borough economy and protecting the environment.

Spatial Objective 17

To encourage the exploitation and development of renewable energy sources wherever they have prospects of being economically attractive, and environmentally and socially acceptable.

Spatial Objective 18

To ensure a balance between the growth of new and existing telecommunication systems and the environmental, social, health and physical impacts of any such development.

Spatial Objective 19

To ensure that the impacts of climate change on the natural environment, including ensuring that new and existing development is not at risk of flooding or detrimental to flooding elsewhere and to ensure pollution control and protection of controlled waters leads to key water resources being maintained for the future for economic, social or environmental benefits.

Spatial Objective 20

To encourage protection and enhancement of the Cannock Chase Area of Outstanding Natural Beauty and to the Cannock Chase to Sutton Park Biodiversity Enhancement Area.

COUNCIL RESPONSE

2.53 *The Council has considered each of the key questions raised in the agenda for Session 7 in turn, as set out below:*

Spatial Objectives

- **Are the spatial objectives appropriate to the borough?**
- **If not, what changes ought to be made?**

2.54 *The Council considers that the Spatial Objectives are appropriate for the Borough Council area within the spatial planning context of the Core Strategy Development Plan Document. The Spatial Objectives have been prepared through the process of community involvement and tested through the Sustainability Appraisal process.*

2.55 *The Council would not oppose Spatial Objective 5 being amended as follows:*

“To create a variety and choice of high quality, healthy, affordable and sustainable residential environments with access to local services and facilities, which respect the environment”

2.56 *The Council would not oppose Spatial Objective 6 being amended as follows:*

“Meet housing requirements in the Regional Spatial Strategy, including provision of affordable housing and housing for key workers by enabling new residential developments on previously developed land in defined settlements (excluding land used for sport and recreation or of significant wildlife value) in preference to Greenfield locations”

2.57 *The Council would not oppose Spatial Objective 7 being amended as follows:*

“To ensure the quality of the natural environment, including habitats, species and geological features, are protected, conserved and enhanced across all parts of the Borough taking care to safeguard sites within local, national and international designations including registered Commons and sites supporting protected species, and habitats and species identified in the local, regional and national Biodiversity Action Plans”

2.58 *The Council would not oppose Spatial Objective 10 being amended as follows:*

“To maintain, improve and enhance high quality, vital and viable town, district and local centres ensuring that if new development takes place outside of these centres practical linkages are incorporated”

2.59 *The Council would not oppose Spatial Objective 12 being amended as follows:*

“To preserve, enhance and manage the historic environment, in particular the Borough’s Conservation Areas, Listed Buildings, Historic Parks and Gardens and Sites of Archaeological Value and their settings”

2.60 *The Council would not oppose Spatial Objective 14 being amended as follows:*

“To secure planning obligations in order to ensure that development is acceptable in planning terms, which may include compensating and mitigating for any harmful effects”

2.61 *The Council would not oppose Spatial Objective 16 being amended as follows:*

“To improve the Borough’s open space, natural greenspace, sport, recreation, leisure and tourist facilities by providing accessible facilities in those areas with an identified quality or quantity deficiency of facilities and provide accessible natural greenspace including woodlands with priority given to local needs whilst sustaining the Borough economy and protecting the environment”

2.62 *The Council would not oppose Spatial Objective 19 being amended as follows:*

“To ensure that the impacts of climate change on the natural environment are taken into account so new and existing development is not at risk of flooding or detrimental to flooding elsewhere and to ensure pollution control and protection of controlled waters leads to key water resources being maintained for the future for economic, social or environmental benefits”

2.63 *The Council would not oppose Spatial Objective 20 being amended as follows:*

“To encourage protection and enhancement of landscape character including the Cannock Chase Area of Outstanding Natural Beauty and to the Cannock Chase to Sutton Park Biodiversity Enhancement Area”

- **Is it clear how these relate to the core policies themselves?**
- **If not, how can this be done?**

2.64 *The Council considers that the relevant Spatial Objectives clearly relate to the core policies. Immediately underneath each Core Policy the relevant Spatial Objectives are listed using the following text (see example below):*

“Core Policy 1 is linked to Spatial Objective 1, 9, 14, 16 & 17”

2.65 *To provide further clarification the Council would not oppose the relevant Spatial Objectives for each Core Policy being set out in the relevant introductory text using the following text (see example below):*

“Core Policy 1 is linked to Spatial Objective 1, 9, 14, 16 & 17 as set out below:

Spatial Objective 1

To create a Borough where all areas have distinct roles to play with Stafford as the strategic centre, and to encourage cross-border linkages with adjoining Districts. The role of each area and linkage should reflect the distinctive qualities of the locality as a contribution to the overall diversity and character of the Borough whilst mitigating impacts of increased transport movements between settlements.

Spatial Objective 9

To provide for local community services and facilities in key locations to increase social cohesion and improve health, community pride and effective, viable centres through high quality design whilst respecting the local environment.

Spatial Objective 14

To secure planning obligations in order to ensure that development is acceptable in community planning terms and compensates for any harmful impact.

Spatial Objective 16

To improve the Borough’s sport, recreation, leisure and tourist facilities in those areas with an identified quality or quantity deficiency of facilities and to provide accessible natural greenspace including woodlands with priority given to local needs whilst sustaining the Borough economy and protecting the environment.

Spatial Objective 17

To encourage the exploitation and development of renewable energy sources wherever they have prospects of being economically attractive, and environmentally and socially acceptable.”

Any other matters

2.66 *A number of representations were received to the Spatial Objectives through the consultation period of the Submission Core Strategy Development Plan Document. In March 2006 Stafford Borough Council provided a response to each of these representations. For further details refer to the individual Written Statements prepared for the respective representations set out below:*

- *Paul Sharpe Associates for Fradley Estates – U6,U7,U9/SO1/0022/5082*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/SO2/0022/5083*
- *Creswell Parish Council – U7/SO2/0038/5157*
- *Creswell Parish Council – U7/SO3/0038/5158*
- *Creswell Parish Council – U7/SO4/0038/5159*
- *Sport England – U4B,U4C,U5/SO5/0008/5013*
- *Gough Planning Services for George Wimpey Strategic Land – U4B,U9/SO6/0035/5134*
- *English Nature – U4B,U6,U7/SO6/0037/5143*
- *Tetlow King Planning for West Midlands RSL Planning Consortium – U0/SO6/0039/5192*
- *English Nature – U4B,U7/SO7/0037/5144*
- *Creswell Parish Council – U7/SO8/0038/5160*
- *Development Planning Partnership for Tesco Stores Ltd – U4C/SO9/0021/5071*
- *Creswell Parish Council – U7/SO9/0038/5161*
- *Paul Sharpe Associates for Fradley Estates – U4B,U6,U7,U9/SO10/0022/5084*
- *Creswell Parish Council – U7/SO11/0038/5162*
- *English Heritage – U4B/SO12/0045/5218*
- *Development Planning Partnership for Tesco Stores Ltd – U4C/SO14/0021/5072*
- *Creswell Parish Council – U7/SO14/0038/5165*
- *Sport England – U4B,U4C/SO16/0008/5018*
- *Mobile Operators Association – U4B/SO18/0044/5214*
- *Environment Agency – U7/SO19/0014/5046*
- *Paul Sharpe Associates for Fradley Estates – U0/SO19/0022/5085*
- *Woodland Trust – U4A,U9/SO19/0032/5125*

- *English Heritage – U4B/SO20/0045/5219*

2.67 The Council considers that the details of these Spatial Objectives are appropriate for the Core Strategy Development Plan Document.