

## CHAPTER 4: EMPLOYMENT

### 4.1 Aims and Objectives

4.1.1 The Borough Council recognises the need to create a favourable climate for investment in industry and commerce. The Borough Council's main aim is to promote economic growth and job creation within a framework of strategic objectives for economic development.

4.1.2 Within this wider context, the Local Plan's economic policies and proposals are based on a number of key objectives:-

- to create a range of employment development opportunities which are likely to attract investment and economic activity on land and in premises.
- to identify land for economic development which will:
  - meet the needs of indigenous firms (the maintenance and expansion of which are vital to future economic prosperity).
  - contribute to the attraction of new inward investment in business, thereby helping to diversify the economic base.
- to ensure that a balanced portfolio of sites for employment development is readily available. This 'portfolio' must be varied in size, type and location to meet differing needs.
- to provide for the needs of employers in rural areas and aid diversification of the rural economy.
- to create a climate of activity in the Borough which is attractive to current and potential employers.

### 4.2 Existing Employment Provision and Employment Development Proposals

#### The Protection of Existing Employment Provision

4.2.1 In Stafford, Stone and rural areas existing employment uses can be found in a variety of locations including; Recognised Industrial Estates, large free-standing industrial uses and other pockets of industry, all of which provide valuable employment opportunities and services to the Borough. This economic activity is important to the local economy and the protection of existing, committed or proposed land for employment purposes is considered to be an important objective of this Plan. In order to protect land currently

committed for employment purposes, a number of large free-standing employment uses and industrial estates have been excluded from the Residential Development Boundaries of the selected settlements. However, it is also recognised that in some instances an environmental benefit may accrue if a particular industrial or commercial use relocates or ceases to operate. In these situations an alternative use may be more appropriate.

4.2.2 Where existing employment uses are well located with respect to where people live, the continuation or expansion of the employment use can assist in reducing the need to travel and where such uses are served by public transport could also assist in reducing the use of the private car.

4.2.3 Policy EMP1 sets out the circumstances in which the loss of land and premises committed, allocated or in existing Class B uses for employment purposes may be acceptable. One or more of the criteria listed must be satisfied.

***POLICY EMP1 PROTECTION OF EMPLOYMENT LAND***

*Planning permission will normally be refused where it would result in the loss of land and premises committed, allocated or in existing Class B uses for employment purposes, unless it can be clearly demonstrated that:-*

- (a) there is a readily available supply of appropriate employment land for Class B purposes;*
- (b) the retention of an employment use would result in the continuation or exacerbation of highway safety and traffic problems or of a nuisance in a primarily residential area;*
- (c) the retention of an employment use would result in unsightly buildings and structures remaining on the site;*
- (d) alternative proposals will not be in conflict with other existing or proposed land uses in the area; and/or*
- (e) alternative uses do not conflict with other policies and proposals in the Plan.*

**Development Proposals within Industrial Estates**

4.2.4 Throughout the Borough there are a number of areas where a variety of Class B employment uses are concentrated. In the rural areas these have been defined as Recognised Industrial Estates (RIE's). It is proposed that the existing Class B employment areas in Stafford and Stone, the RIE's in the rural areas, land allocated for employment purposes in the Plan and major re-use sites as identified in this Plan will provide the focus for new employment development.

4.2.5 Favourable consideration will be given to proposals in these areas for employment uses (Class B uses of the Use Class Order) subject to the existing character of the industrial area and factors set out in Policies EMP2, EMP3\_ and EMP4. A number of industrial estates have capacity for further development which will provide opportunities for new investment as well as enabling existing firms to expand during the plan period.

4.2.6 In the rural areas, industrial estates have been identified on the proposal Inset maps by a development boundary which will determine the growth of the estate during the plan period. A number of these industrial estates have reached such a size that further expansion will extend into open countryside and therefore it is considered important to define these areas not only for the reasons given above but also to restrict their physical expansion thereby protecting the surrounding open countryside. The recognised Industrial Estates are listed below:-

RIE 1	:	Hixon
RIE 2	:	Hixon Airfield
RIE 3	:	Ladfordfields
RIE4	:	Moorfields
RIE5	:	Pasturefields
RIE6	:	Raleigh Hall

***POLICY EMP2 DEVELOPMENT WITHIN RECOGNISED INDUSTRIAL ESTATES***

*Within the Recognised Industrial Estates, as defined on the proposal Inset Maps, planning permission will normally be given to proposals for industrial, business and storage/distribution uses (Class B1, B2 & B8 of the Use Classes Order) and the extension of existing uses provided that:-*

- (a) the proposed development does not have a detrimental effect upon nearby residents by virtue of nuisance caused by noise, fumes, and smell;*
- (b) the proposed development does not have a detrimental effect upon the character and setting of the area;*
- (c) the amount and type of traffic that would be generated by the proposal can be accommodated on the road network;*
- (d) satisfactory access is provided to the premises.*

### **Expansion of Existing Industrial Uses**

- 4.2.7 Throughout the Borough existing industrial and commercial uses have the capacity for further growth which could assist in broadening the Borough's economic base and range of employment opportunities. There are instances where existing Class B employment uses may wish to expand and surrounding land is not allocated for employment purposes or is situated outside the boundary of a recognised industrial estate.
- 4.2.8 Whilst it is important to encourage appropriate employment opportunities in urban and rural areas, conflicts may arise between the desire to maintain a healthy local economy and low unemployment levels and the need to ensure that other policy objectives are achieved. The growth of employment in the Borough is welcomed where extensions can be accommodated without a detrimental impact on surrounding uses or open countryside or where proposals would not undermine other policy objectives such as Green Belt protection.

### **POLICY EMP3 EXPANSION OF EXISTING INDUSTRIAL USES**

*Planning permission will normally be given for employment uses to expand within their own curtilage, where:*

- (a) the scale of the extension proposed and the purpose for which it is to be used is ancillary to the main use of the existing premises;*
- (b) there will not be a detrimental impact on any nearby residential development;*
- (c) there will not be a detrimental impact on visual amenity, including the loss of existing screening;*
- (d) the amount and type of traffic that would be generated by the extension can be satisfactorily accommodated on the road network;*
- (e) the proposal does not fall within an area of policy constraint;*
- (f) the proposed development would not have a detrimental impact upon sites of nature conservation importance;*
- (g) the proposed development will not extend beyond the boundary of a Recognised Industrial Estate as defined on the Proposals Map;*
- (h) necessary operational requirements for vehicular movements and parking within the curtilage of the proposal site are retained.*

**Employment Uses outside Recognised Industrial Estates**

- 4.2.9 Outside the main industrial estates of Stafford and Stone and the Recognised industrial Estates (RIE's) in the rural areas there are a number of industrial uses in a variety of locations, which make a significant and important contribution to the overall level of employment provision in the Borough. A number of these uses are large, free-standing employment generators in single occupancy which occupy a significant area. In general, these areas have been excluded from the Residential Development Boundaries of the selected settlements in order to safeguard their future employment provision potential. However, Policy EMP1 also recognises that the cessation of some employment uses may result in a significant environmental benefit in an area.

**“Sensitive” Industrial Activities**

- 4.2.10 Certain industrial activities within Use Class B2 (previously defined as Use Classes B3-B7, Special Industrial Activities, but following an amendment to the Use Classes Order 1987, now falling within Use Class B2, General Industrial) can, unless properly managed and controlled, cause nuisance to nearby occupiers due to the nature of the industrial processes undertaken. Such uses should therefore be located away from residential areas or sensitive uses such as schools. Proposals for new industry likely to have an adverse effect on the local environment will be treated on their merits and where appropriate, accommodated within existing industrial estates provided the Council and other regulatory organisations are satisfied that the proposed activities can be controlled in a satisfactory manner.
- 4.2.11 In considering applications for such uses, the Borough Council will wish to see that characteristics of the development which would potentially reduce amenity have been mitigated by suitable proposals. Such proposals should include landscape and landform schemes to screen and reduce noise emissions from such sites.

**POLICY EMP4 POTENTIAL "NUISANCE" INDUSTRIAL ACTIVITIES**

*Proposals for new development or change of use for industrial purposes as defined by Use Class B2 and uses not defined in the Use Class Order can in certain cases have an adverse effect on the local environment. Such proposals will be considered on their individual merits with particular reference to:*

- (a) the impact in terms of nuisance, visual intrusion and possible pollution on adjoining uses and the surrounding area;*
- (b) the nature, scale and type of operation proposed;*
- (c) the impact on sensitive townscape areas such as along main road and rail frontages where unsightly activities are difficult to screen.*

**Office Development**

**Town Centres**

- 4.2.12 Under the Town and Country Planning (Use Classes) Order 1987, offices can be sub-divided between A2 and B1 uses. The range of uses contained in A2 is broad and includes all professional services provided principally to visiting members of the public. An office use not satisfying this condition would fall within Class B1. In general Class B1 includes other offices and light industrial uses.
- 4.2.13 The Staffordshire County Structure Plan (1986-2001) seeks to guide major office developments towards existing larger town centres in the County. This policy recognises the commercial and business function which is provided by a town centre.
- 4.2.14 A substantial proportion of service employment in the Borough is currently provided in town centre offices with many organisations preferring a town centre location because of its accessibility and the presence of other facilities. Office employment generates supporting activities, such as financial and professional businesses, shopping and other facilities. In addition, a town centre location is often attractive to employees who can take advantage of the wide range of transport, shopping and other facilities offered.
- 4.2.15 Within the Borough it is considered important to encourage office investment within or adjacent to Stafford and Stone town centres. It is anticipated that this will support and enhance the future vitality and viability of these centres.

**POLICY EMP5 OFFICE DEVELOPMENT**

*Proposals for office development (Use Classes A2 and B1), whether for new development or change of use of an existing building, will normally be acceptable, within the defined town centre boundaries of Stafford and Stone except at ground floor level where the ground floors of the premises are identified as Core Primary or Primary shopping frontages on the Proposals Map.*

**Office uses in other locations**

- 4.2.16 Although town centres continue to both attract and be the focus for the majority of office investment, there are other locations which have proved successful nationally. Sites adjacent to town centres have provided suitable locations in the past in meeting demand for office space. One recent trend has been the growth of Office Parks or major office development on Business parks located on the edge of urban areas. These developments largely consist of B1 office uses. To date there have been no developments of major office parks on the edge of Stafford or Stone.
- 4.2.17 A further trend has been the growing number of small scale office developments (Class A2 or B1) within or near a residential area and the change of use of buildings from residential to offices. Whilst office uses are not wholly inappropriate in a residential area, careful consideration must be given to each proposal to prevent the residential character of an area changing over time and to protect the amenity of local residents. Outside of the town centres, as defined on the Proposals Map, the Borough Council wish to guide office uses to local centres or other mixed use areas.
- 4.2.18 This Plan makes provision for B1 office development by providing a range of possible locations away from the traditional town centre, to meet a variety of market demands ranging from a small scale development within a mixed used area to opportunities for a major office park. A number of the sites allocated for employment purposes in this plan include B1 as an acceptable use.
- 4.2.19 A B1 use (of the Use Class Order) is by definition one which can be carried out in any residential area subject to a number of amenity criteria. B1 uses can be detrimental to the amenity and character of a residential area in a number of ways. These could include:-
- (i) B1 development which is out of scale or character with the surrounding residential area in terms of bulk, massing, density, height, position, and materials;
  - (ii) B1 development or a change of use from residential to office use can lead to increased traffic generation, noise disturbance and safety problems around both the site and surrounding residential streets;

- (iii) a general change in character through the loss of night-time activity;
- (iv) visual aspects, for example the loss of a garden area to provide necessary off-street parking;
- (v) creation of overlooking through changes in the function of rooms in a property;
- (vi) particular loss of residential character where concentration of business and other commercial use may start to occur within a primarily residential area; and
- (vii) where appropriate, specific issues of effect on the character of Conservation Areas.

#### **POLICY EMP6 B1 USES IN PRIMARILY RESIDENTIAL AREAS**

*Within a primarily residential area, proposals for B1 uses will be permitted unless the introduction of the use either individually or cumulatively would have a detrimental effect on the character, environment or amenity of the area.*

### **4.3 General Development Principles**

#### **Re-use of Existing Buildings**

4.3.1 Throughout the Borough there are often opportunities for re-using and adapting existing buildings for small scale employment uses. Government guidance on this matter is provided in Planning Policy Guidance Note 4 'Industrial and Commercial Development and Small Firms' which states that a wide range of employment uses can be successfully accommodated within residential areas without creating unacceptable levels of nuisance. In particular when small-scale commercial and industrial activities are proposed in existing buildings, in areas which are primarily residential or rural, permission should be granted unless there are specific and convincing objections such as intrusion into open countryside, noise, smell, safety, health or excessive traffic generation. Furthermore, it is considered that conversion to a new use will generally be preferable to leaving a building to become derelict.

4.3.2 In urban areas re-use of existing buildings for employment purposes can help reduce demand for the release of greenfield sites and could serve to reduce the length of journey to work. In rural areas re-use or adaptation of existing rural buildings for industrial or commercial uses can help to reduce demands for new buildings in the countryside, encourage new enterprises, and can provide jobs needed in rural areas. However, care must be taken to ensure that the form, bulk and general design of proposed conversions are in keeping with their surroundings and do not have an adverse impact on

adjoining land uses. Proposals for conversion of existing buildings may in some cases be more acceptable if they respect local building styles and materials. Not all proposals will be acceptable and in some cases may be refused on environmental or traffic grounds, that outweigh the advantage of re-use.

#### **POLICY EMP7 RE-USE OF EXISTING BUILDINGS**

*Planning permission will normally be given to proposals which re-use existing buildings for Class B industrial or office purposes, particularly in rural areas provided that:-*

- (a) the proposed development does not have a detrimental impact upon any nearby residential development, or on the character of the surrounding area;*
- (b) the amount and type of traffic that would be generated by the proposal can be accommodated satisfactorily on the road network;*
- (c) satisfactory vehicular access can be provided to the premises;*
- (d) the proposals do not conflict with other policies in this Plan and in particular reference should be made to policy E&D17.*

#### **Traffic Generation and Parking**

- 4.3.3 Employment uses can generate significant numbers of vehicle movements which can be hampered by inadequate parking provision, turning facilities and standards of vehicle circulation in an industrial estate or similar area.

#### **POLICY EMP8 PARKING AND MANOEUVRING FACILITIES**

*All new employment uses and extensions to existing premises will be required to provide adequate on-site parking for employees, visitors and deliveries, together with manoeuvring facilities in accordance with the Borough Council's parking standards.*

#### **Design and Landscaping**

- 4.3.4 Government guidance on Industrial and Commercial Development and Small Firms in PPG4 maintains that light industry, offices and many forms of small business can generally be accommodated within residential areas without creating unacceptable increases in traffic, noise or other adverse effects. Whilst this principle is accepted, it is important to ensure that new development does not adversely affect the environmental quality of an area, particularly for nearby residents. In many cases, the visual impact of small scale employment development on its surroundings can be minimised by

careful design and layout of buildings as well a high standard of landscaping provision to accompany a scheme.

- 4.3.5 It is the Council's policy to ensure that all new developments include areas of landscaped public open space. In general the aim is to achieve a standard of provision in urban areas based on the National Playing Fields Association recommendations as outlined in Chapter 6. Where this is considered impracticable or inappropriate to a particular type of development, for example a new industrial estate, the proposal must include a well designed scheme for landscaped open space which is an integral part of the development and should not be treated as an afterthought or something with which to fill in residual pieces of land.

***POLICY EMP9 DESIGN AND LANDSCAPING***

*The Borough Council will require a high quality design of individual industrial units and landscaping proposals should seek to retain existing trees, hedges, ponds and other features and should make integral use of the site contours, levels, form and views from the site.*

***POLICY EMP10 IMPLEMENTATION OF LANDSCAPING SCHEMES***

*Landscaping schemes should be implemented concurrently with the development. The Borough Council will expect landscaping proposals to be approved before any work commences on site so that proper regard can be paid to them during development.*

**4.4 New Employment Land Strategy**

**Government Guidance**

- 4.4.1 Relevant Government advice is contained in Planning Policy Guidance Note 4 (PPG4) 'Industrial and Commercial Development and Small Firms'. PPG4 suggests that development plan policies should state clearly where different kinds of businesses can readily be located.

Local planning authorities should:-

- identify specific locations for business developments in development plans
- ensure that there is sufficient land available for industry and commerce
- ensure that the variety of sites is sufficient to meet the differing practical needs of the user

- realise the full potential of redundant or under-used urban land thus reducing the pressures for development on greenfield sites

4.4.2 Further relevant Government advice is contained in PPG7 'The Countryside and the Rural Economy' which emphasises that the range of industries that can be successfully accommodated in rural areas is expanding although the advice recognises that the countryside should continue to be protected for its own sake. To meet central government advice in this respect, it is considered that whilst the majority of new employment development be directed to Stafford and Stone, provision should be made for new employment opportunities in rural locations.

#### **Staffordshire County Structure Plan (1986-2001)**

4.4.3 In addition to government guidance, the policy framework for the local plan is partly set by the Structure Plan. In broad terms Policy 78 seeks to concentrate development within urban areas, whilst Policy 15 generally seeks to restrict new service and industrial uses in rural areas to small scale enterprises operating with little impact.

#### **Future Employment Provision**

4.4.4 It is proposed that the current focus of employment provision in Stafford and Stone be encouraged and maintained through the Plan period. Stafford and Stone have good accessibility to the national road network, are well served by public transport, are the main population centres in the Borough and have a range of suitable sites. It is considered that the concentration of future employment development in Stafford and Stone will have the greatest benefit to employers, employees and the Borough as a whole. This concentration will reflect where the workforce actually live and will seek to achieve a better balance between homes and jobs, thereby providing opportunities for reducing the need to travel and to promote alternative means of travel to the private car, such as walking, cycling or public transport.

4.4.5 In the rural areas, existing employment uses are concentrated on recognised industrial estates. The majority of these have resulted from the cessation of an existing use such as an airfield. A number have now reached such a size that further expansion will breach the limits of the original re-use site and extend into open countryside. Rural industrial sites have several advantages over similar sites in towns. Land and buildings are likely to be much cheaper; expansion, parking and storage are likely to be easier and conflicts with local residents and other users of land are likely to be less. Conversely, traffic generation is likely to be more problematic with many roads being unsuitable for increasing heavy goods vehicular traffic. New employment development in rural areas may also increase the need to travel by private car particularly if the area is not well served by public transport.

- 4.4.6 Care must be taken to ensure that urban industry does not simply relocate into cheaper premises in a more attractive setting. Whilst policies and proposals should ensure provision of employment for local people and support existing firms, continued growth of rural enterprises must be balanced against protection of the countryside, loss of amenity to local residents and other environmental considerations.
- 4.4.7 Whilst it is proposed that the majority of new employment development be directed to Stafford and Stone, it is considered that the approach adopted in the past of realising the full development potential of redundant sites for new employment opportunities has substantial merit. There are a number of sites in rural areas which are currently available or will become available during the plan period for employment uses. These include; the former Meaford Power Station site, Cold Meece Ministry of Defence testing establishment. Other employment opportunities in the rural areas are provided through the re-use and adaptation of redundant buildings as advocated in Policy EMP7.

***POLICY EMP11 FUTURE EMPLOYMENT LAND PROVISION***

*The Borough Council will seek to ensure that Stafford and Stone remain the focus for economic activity and employment within the Borough by:*

- (a) *the promotion and enhancement of the existing industrial estates in Stafford and Stone*
- (b) *concentrating the provision of further land for industrial development in Stafford and Stone.*
- 4.4.8 At a strategic level, the Borough Council's approach to the provision of additional land for employment purposes is set out in Policy EMP11 and proposes the concentration of further land allocations in Stafford and Stone. Within this context it is considered that the best approach to stimulating economic activity is to ensure that a readily available supply of employment land is provided for employment development.
- 4.4.9 It is important to ensure that any land use strategy provides a 'balanced portfolio' of sites which will accommodate the growth and/or relocation of existing firms in addition to attracting new companies to the Borough. To be achievable, this 'portfolio' must be varied in size, type and location. In terms of location, accessibility of a site to the primary road network is an important factor in determining a site's ability to attract inward investment. Other considerations include; physical and policy constraints, infrastructure requirements, impact on nearby residential areas, location near the labour force and relationship with existing employment areas.
- 4.4.10 Historically, the majority of demand for employment land has been on small/medium sites (up to 10ha). This past take up should be encouraged as it provides an important element of growth in the local economy. Although past rates of development offer some guide as to future demand they only reflect the quality and quantity of sites which have been available. Whilst

the majority of historical employment land take has been on small/medium sites, it is important that provision be made to attract large scale employers to the Borough.

- 4.4.11 The Structure Plan states that the Borough Council should make provision to allow for the development of 125ha of the land for Class B employment purposes during the period 1986-2001. The Proposals section of the Plan gives details of where land is to be allocated as employment land.
- 4.4.12 In order to assess the amount of land that the Borough Council has to make provision for, a calculation has been made of the amount of land developed for Class B employment purposes since 1986, together with the amount of land committed by planning permission for these purposes.
- 4.4.13 In the period April 1986 - April 1997 industrial development has accounted for a land take of 43.44 hectares and providing an additional 119,052 sq.m of floorspace The completions consist of new industrial development taking place outside the curtilage of existing firms and not involving the redevelopment of employment land.
- 4.4.14 "Land for Jobs" monitors produced by the Borough Council detail industrial development activity in the Borough in terms of planning status and explains why for the purposes of this plan it is considered appropriate to interpret the Structure Plan requirement as the provision of new land by excluding the following categories:-
- (i) Extensions relating to development within the existing curtilage of a business for its own use. Completions on 'curtilage land' have provided 65,883 sq.m. of industrial floorspace 1986-1997.
  - (ii) Sites where the redevelopment of vacant or underused industrial premises has been undertaken or is proposed.
- 4.4.15 The designation of Recognised Industrial Estates (RIE's) in the rural areas will allow the controlled expansion of employment uses whilst protecting the open countryside. However, the majority of the existing capacity within the defined RIE's is either curtilage land or land with planning permission. Curtilage land is within the ownership of the existing occupiers and is therefore not generally available for employment development. Accordingly, account should not be taken of its development in the employment allocation which is required to be met. Land with planning consent has already been taken into account as commitments, and subtracted from the total allocation.
- 4.4.16 Proposals ERS1 and ERS2 which relate to the redevelopment of former employment sites at Cold Meece, near Yarnfield, and similarly the identification of the former Meaford Power Station site as a major developed green belt site suitable for redevelopment under the terms of policy E & D13; involve the recycling of existing employment uses, and the effect therefore on the calculation of the employment land requirements is a neutral one.

4.4.17	<b>Table 1 Employment Land Provision (April 1997 base)</b>	
	<b>Structure Plan Allocation (1986-2001)</b>	125.00 ha.
	Plus	
	Replacement of employment land allocated for other uses*	28.49 ha.
	*The replacement of employment land allocated for other uses consists of the following sites:-	
	Whitebridge Lane, Stone	13.59 ha.
	Broadcrown, Stone	1.54 ha.
	BRC site, Stafford	11.67ha
	Pioneer Concrete Works, Stafford	1.24 ha
	Douglas Removals, Stafford	0.45ha
	<b>equals</b>	<b>153.49 ha</b>
	<b>less</b>	
	Completions April 1986 -1997	43.44 ha
	Under Construction at April 1997	3.11 ha
	Commitments at April 1997	57.63ha
	Net area of land at Beaconside Technology Park Phase II identified in Deposit Plan but without planning permission at April 1997	12.23ha
	<b>Equals</b>	<b><u>37.08</u></b>
	<b>Employment Allocations in Local Plan</b>	
	Net allocation at <b>Creswell</b> (after deduction of area with planning permission at April 1997)	16.96ha
	Net allocation at <b>"Stone Business Park"</b> (after deduction of areas built/under construction/with outstanding planning permission at April 1997)	13.01ha
	Allocation at <b>Marston Brook</b> , Stafford	9.10ha
	Allocations sub-total	<b><u>39.07</u></b>
	<b>TOTAL PROVISION</b>	<b>155.48ha</b>

4.5 **Employment Proposals**

4.5.1 The employment proposals are divided into three elements. The first concerns the allocation of new employment land. The second and third relate respectively to the reuse/redevelopment of former employment sites and the existing industrial estates; including the Recognised Industrial Estates (RIEs) in the rural areas

**Proposed Allocations for New Employment Development**

4.5.2 The Borough Council proposes to allocate 67 hectares (166 acres) of new land for employment purposes during the Plan period. These allocations are concentrated at Stafford and Stone on the following sites:-

**EP1: Marston Brook, Stafford** **9.1ha**

**EP2: Creswell, Stafford** **35.0ha**  
(Allocation without planning permission  
at April '97 16.96ha)

**EP3: Stone Business Park, Stone** **24.0ha**  
(Allocation without planning permission  
at April '97 13.01ha)

4.5.3 The sites allocated have been selected according to the criteria described in the policy section of this chapter. It is considered that these sites provide for a variety of choice in terms of quality, location and range of development opportunities.

4.5.4 The development of the proposed sites will be expected to accord with the general guidelines set out below:-

- (i) significant existing site features to be taken into account in the design of the proposed development.
- (ii) high quality structural landscaping with significant advanced works as part of an overall landscape strategy will be required.
- (iii) the provision of external footpath/cycle links to the sites.

**PROPOSAL EP1 - EMPLOYMENT DEVELOPMENT OF LAND TO EAST OF MARSTON BROOK, STAFFORD**

*The Borough Council allocates the site indicated on the Stafford Area Inset Map as EP1 for employment uses within Class B of the Use Classes Order 1987. The Borough Council would particularly encourage its development for general industrial purposes with appropriate uses being activities in B1, B2 and B8.*

**Location**

- 4.5.5 The site is located on the northern edge of the Stafford urban area and within close proximity to Astonfields and Tollgate Industrial Estates.

**Background and Description**

- 4.5.6 The Stafford Area Local Plan 1984 allocated this site for industrial uses but this allocation has remained unimplemented.
- 4.5.7 The site is a flat, low lying field and encompasses approximately 9.1 hectares (23 acres). The site boundaries are formed by existing industrial development to the east, the Marston Brook to the south and west and the Eastern Distributor Road (EDR) (A513) to the north. On site landscape features consist of hedgerows along the drain line, along the EDR embankment and along the boundary with the land to the west. The site's low lying location and high visibility in relation to the EDR, means that the development should be of a high standard of design with particular attention paid to the roofscape. Although the provision of public open space is not as important in employment areas, space needs to be made available for employee recreational activities and a high quality of environment is important. Substantial landscaping will be required, particularly on the site's northern boundary to the EDR.
- 4.5.8 Marston Brook eventually passes through the Astonfields balancing reservoirs, which in ecological and nature conservation terms are an important site for rare saltmarsh plants and also provide a feeding ground for uncommon wading birds. The Brook itself is also a feeding area for birds and is a significant 'green link' to nearby rural areas and forms part of the 'Green Network' in Stafford as defined on the proposals map. Care needs to be taken with the development of this site to ensure that surface water discharge to Marston Brook does not have a deleterious impact on the Astonfields Saltmarsh in the vicinity of the balancing ponds.
- 4.5.9 The Borough Council wish to ensure that landscaping and drainage design for this site protects and enhances Marston Brook and the Astonfields Saltmarsh.

- 4.5.10 In addition to the above considerations, the Staffordshire County Council Waste Disposal Committee own land immediately to the south of the site. This has been used for domestic waste disposal, drainage subsidence and methane emissions are problems usually associated with such activities and may well apply to this site.

#### **Water Supply and Drainage**

- 4.5.11 The Environment Agency state that there are numerous problems and the Authority would generally object to large scale development in the area. There are known flooding problems associated with Marston Brook downstream of the site. The Environment Agency will wish to approve any proposed site layout to ensure that adequate maintenance strips are left alongside the watercourse. There should be no detriment to existing water quality by the premature operation of storm overflows due to the development proposed.
- 4.5.12 Surface water will drain to the Tillington Drain - River Sow. Extensive surface water balancing and off-site watercourse improvements will be required which should be approved by the Environment Agency in consultation with the Borough Council.
- 4.5.13 The Environment Agency has recommended that one surface water balancing facility be provided to serve the whole development area and it should if possible be maintained by the Borough Council. The developer paying a committed lump sum to the Council to cover the cost for this work. Details of any balancing facility together with watercourse improvement works should be approved by the Environment Agency in consultation with the Borough Council.
- 4.5.14 All foul drainage from the development of this site should be directed to the public foul sewerage system. It should be confirmed that there is sufficient capacity not only in the existing sewerage system but also all pumping stations.
- 4.5.15 Severn Trent have stated that the development would drain to Brancote S.T.W. There will be no objection to accepting the domestic foul flows from dry industries. However, the Company will assess the implications of other industrial processes on its treatment facilities. Additional information will be required regarding the nature and volume of proposed trade effluent discharges at the sites.

#### **Highways and Access**

- 4.5.16 A major constraint at present is the Redhill Roundabout which presently has substandard design and safety features. It also affords only limited additional capacity. The proposed employment development will inevitably require improvements to Redhill Roundabout in order to provide additional

traffic capacity and to incorporate the requisite design and safety features. It is likely that the actual level and mix of development will be dependant on the capacity of an improved Redhill Roundabout.

- 4.5.17 All vehicular access to the site is to be obtained from the Tollgate Industrial Estate. In addition, a Traffic Impact Assessment is required to assess whether the existing junction arrangements to the Eastern Distributor Road (EDR) have sufficient capacity to accommodate the proposed development.
- 4.5.18 Developer contributions will be sought for appropriate off-site highway improvements necessitated by the development. Development may require phasing in conjunction with infrastructure provision.

**Development Contributions and Planning Obligations**

- 4.5.19 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations".

***EP2 - EMPLOYMENT DEVELOPMENT OF LAND AT CRESWELL,  
STAFFORD***

*The Borough Council allocates the site indicated on the Stafford Area Inset map as EP2 for employment uses within Class B of the Use Classes Order 1987*

**Location**

4.5.20 The site is located adjacent to Junction 14 of the M6 and is bounded to the west by the M6 motorway widening reserve line, to the south by the M6/ A34 link road, to the east by the A34 and to the north by the line of the previously proposed replacement M6/ A34 link road.

4.5.21 **Background and Description**

The Borough Council considers that this site should be the focus of employment development throughout and beyond the plan period. The site shown on the proposals map is the area to be developed within the plan period to 2001 and will extend to approximately 35 hectares (86.5 acres).

4.5.22 The Borough Council considers this to be a strategically important and highly accessible site capable of attracting high profile/quality employment uses to the Borough in an attractive parkland setting. The Borough Council will particularly encourage its development predominantly for activities in Use Class B1 and B2. A small part of the site could also be developed for C1/A3 uses.

4.5.23 The site is internally subdivided by numerous hedgerows, there are a substantial number of mature and semi-mature trees, other visually significant wooded areas, a stream course and several ponds.

4.5.24 Topographically the site comprises a number of gently undulations rising gradually from the south-western corner adjacent to junction 14 of the M6. The higher parts of the site are visible from the A34 and A34/M6 link road. Visual impact from the M6 is less marked. There are residential properties on the southern side of the A34/M6 link road and the rest of the site adjoins areas of agricultural land or the M6. The majority of the site is grade 3 agricultural land.

4.5.25 The Borough Council will require comprehensive development of the site and the preparation of a development brief covering all aspects of development. The development brief must be prepared prior to the commencement of any proposal and will form the basis for any legal agreement voluntarily entered into by developers of the site.

4.5.26 A high standard of built form will be required to reflect both the site's impact on the surrounding area and the prestige nature of this site. B2 uses will be

required to locate away from road frontages in general and the A34/M6 link road in particular.

4.5.27 An ecological evaluation by consultants has confirmed that there are no significant nature conservation problems on the site, although the small woodland on the N.W. boundary at GR 907264 is a Grade II County Site of Biological Importance. It is understood that a badger set is also present on site.

4.5.28 In addition to the ecological considerations, other constraints on the site include high voltage overhead and underground electricity lines, gas and water mains and telecommunications lines.

### **Landscaping, Planting and Design**

4.5.29 The site is close to extensive residential areas and is particularly visible from the south and east. The development should therefore be to very high design standards. Existing landform, hedgerows and trees should be protected. The development brief for the site should include substantial structural landscaping along the site's southern and eastern boundaries.

4.5.30 The details of the structural landscaping together with a scheme for planting and maintenance should be designed in consultation with the Borough Council. Implementation of the scheme may be secured through voluntary planning obligations.

### **Water Supply and Drainage**

4.5.31 An Agreement may be required under the provisions of the Water Industry Act 1991 for the provision of water supply mains to serve the proposed development.

4.5.32 The proposed development will drain to Brancote Sewage Works probably via Lammascote pumping station. In order to do this the development will require major foul sewerage works and this is likely to require improvements to the present system extending to Lammascote pumping station.

4.5.33 The Environment Agency will require confirmation that there is sufficient capacity in the existing sewage system and all pumping stations for the satisfactory treatment of the sewage and trade effluent.

4.5.34 Surface water would drain to the River Sow via the Tillington Drain, extensive balancing/improvements would be required particularly to safeguard the Doxey Marshes Site of Special Scientific Interest which should be approved by the Environment Agency in consultation with the Borough Council. In addition, there should be no detriment to existing water quality by the premature operation of storm overflows due to the development proposals.

### Highways and Access

- 4.5.35 The access arrangements will need to be agreed with both the Department of Transport and County Council. Furthermore, a T.I.A. will be required to assess potential highway implications resulting from development traffic and to examine the need for pedestrian and cycling facilities. All ameliorating measures will need to be designed to the Department of Transport and County Council satisfaction and funded by developers.
- 4.5.36 Access provision may require development to be phased in conjunction with motorway improvements and development may be constrained by the ability of the highway network to accommodate traffic, including the requirement for improvements to the Redhill roundabout junction between the A34 Trunk Road and the A513 Beaconside Road.

### Development Contributions and Planning Obligations

- 4.5.37 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations"

***PROPOSAL EP3 - EMPLOYMENT DEVELOPMENT OF LAND TO THE WEST OF STONE BUSINESS PARK***

*The Borough Council allocates the site indicated on the Stone Area Inset Map as EP3, for employment uses within Class B of the Use Classes Order 1987. The Borough Council would particularly encourage its development for general industrial purposes with appropriate uses being activities within B1, B2 and B8 of the Use Classes Order.*

### Background and Description

- 4.5.37 The site is located to the west and north-west of the existing Business Park. It comprises 24 hectares of land and is bounded to the south and west by existing farmland, to the north by Walton Industrial Estate and sewerage works and to the east by the existing Business Park.
- 4.5.38 The site is varied in topography rising from the end of Opal Way and the Business Park up to the ridge top and then wraps around the boundary of the sewage works and abuts Walton Industrial Estate to the north. The northern sector of the allocation slopes steeply down towards a drainage ditch which borders the industrial estate. The existing sewage works is screened by a row of semi-mature trees along its boundary. Throughout the site there are a number of mature and well managed hedgerows.

- 4.5.39 The allocated site represents a significant expansion of Stone Business Park, enabling development to link with an existing Industrial Estate. In order to achieve this link, development will extend up the slope away from the level area of the existing Business Park. This will result in future development in a more prominent location in terms of landscape impact.
- 4.5.40 An area of particular concern, is land to the west of the Business Park which includes Redhouse Farm. There is a significant rise in levels from east to west throughout the site which will require careful consideration in any internal design or layout of development.
- 4.5.41 The Borough Council wishes to ensure that any visual impact on the landscape is minimised and care will need to be taken that landscaping forms an integral part of any site layout and does not consist of land 'leftover' at the end. A landscaping buffer strip will be required on the site's western boundary and it is intended that this will constitute the western boundary and it is intended that this will constitute the western limit to the Business Park.
- 4.5.42 Development of the site will also result in the loss of grade 3a agricultural land, would eliminate a County Council small holding and would be a further incursion into an area of good agricultural land.
- 4.5.43 A further consideration in the development of land adjacent to the existing sewage works at Pirehill Lane, is the operation by Severn Trent Water Authority of a "Cordon Sanitaire" policy. This policy aims to minimise the impact of potential nuisance and discomfort caused by odours/flyes from Sewage Treatment Works which neighbouring residents may consider unacceptable. Such problems are, in practice, an unavoidable aspect of the sewage treatment process.
- 4.5.44 Each cordon is drawn up around a sewage works on a site specific basis. Factors taken into account include treatment processes in use at the Works, anticipated extensions and any planned nuisance abatement measures, size of the Works in terms of population served and industrial effluent received. Other factors include the topography, environment and infrastructure of the site and its environs, surrounding land uses and complaint records in the vicinity.
- 4.5.45 The Company accepts that certain types of development may not be adversely affected by odour/fly problems associated with Sewage Treatment Works, but would wish to see development within the "Cordon Sanitaire" limited to only such appropriate development. Development proposals affecting a cordon will be assessed on their merits at the time, and the Company would intend to object to any application for development which it considers to be inappropriate.

- 4.5.46 Potential objections by Severn Trent could be overcome by locating car parking provision or landscaping on the site's eastern boundary which borders the sewage works.

**Water Supply and Drainage**

- 4.5.47 Surface water from the development should drain to the surface water sewers in Emerald way and then to the River Trent. The Borough Council will need to be satisfied that the sewers in the vicinity of Emerald Way have sufficient capacity to cater for any increase in flows.

- 4.5.48 Severn Trent Water Authority have stated that this proposed development would drain to Pirehill Sewage Treatment Works. It is understood that at present there is capacity only for domestic foul flows from dry industries.. Potential developers and site users should provide with information regarding the nature and volume of proposed trade effluent discharges at this site.

**Highway and Access**

- 4.5.49 All vehicular access and egress shall be obtained from an extended Opal Way via the A34/A51/Brooms Road.

- 4.5.50 Improvements will be required at the A34(T)/A520/B5016 Walton Roundabout junction and may be required also at the Aston Roundabout A34(T)/A51/Brooms Road. A traffic impact study will be necessary to establish the scope and scale of these improvements.

**Developer Contributions and Planning Obligations**

- 4.5.51 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations".

**Former Employment Redevelopment Sites**

- 4.5.52 In rural areas there are no formal allocations of new land for employment purposes. However, there are three former employment sites which are currently available or will become available for redevelopment for employment purposes during the plan period. These areas are identified for redevelopment opportunities primarily for employment purposes during the plan period. Of the three sites, two are specifically allocated as suitable for employment redevelopment purposes. These are:

<b>Former Defence Research Agency Site, Cold Meece</b>	<b>2.48ha</b>
<b>P and EE, Cold Meece near Yarnfield</b>	<b>11.5ha</b>

- 4.5.53 In addition, the Plan also provides for the redevelopment of the former Meaford Power Station site. This is done through the application of Policy E&D13 "Redevelopment of Major Developed sites in the Green Belt"

***PROPOSALS ERS1 - FORMER DEFENCE RESEARCH AGENCY SITE, COLD MEECE***

*The Borough Council allocates the Former Defence Research Agency Site at Cold Meece, some 2.48ha in extent, for redevelopment for employment purposes. This area is shown as ERS1 on Inset Map XX*

**Developer Contributions and Planning Obligations**

- 4.5.54 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations"

***PROPOSAL ERS2 - P AND EE COLD MEECE***

*The Borough Council allocates the main body of the Proof and Experimental range site of the Ministry of Defence establishment at Cold Meece, some 11.5ha in extent for redevelopment for employment purposes. This area is shown as ERS2 on Inset Map XX*

- 4.5.55 The site has generated employment provision but does not fall within any one 'Use Class' (it is a 'sui generis' use). It is regarded as important to retain the land in employment use in accordance with the Plan's strategy and policies. As with similar rural sites in the immediate vicinity and elsewhere e.g. Raleigh Hall and Moorfields, employment uses would be considered most appropriate for the reuse of the existing buildings. Some buildings are readily reusable but others, whether due to condition or structure, would not adapt readily to new uses, and will need to be redeveloped.
- 4.5.56 Redevelopment will need to be tied to a comprehensive approach involving the removal of redundant structures, the retention of tree cover, the indication of buildings to be retained etc.

**Site Description**

- 4.5.57 The 52 hectare (130 acre) Proof and Experimental Range site of the Ministry of Defence establishment at Cold Meece is located some 700m to the west of Yarnfield, on the fringes but outside of the North Staffordshire Green Belt. The site lies to the south of the Eccleshall to Swynnerton Road and adjacent uses to the north include the Swynnerton Training Area and the Cold Meece industrial estate. The site is divided into two by the Department of Transport

Goods Vehicle Testing Station which creates a small detached parcel of land adjacent to South Road. Small Scale existing residential areas lie adjacent to the north east corner of the site served off North Road and South Road. Open countryside lies to the south and east of the site.

- 4.5.58 The dominant previous use of the site was for the testing of ammunition with a variety of firing ranges for different purposes and of varied length and character. The area adjacent to the road contains a large car park and a variety of buildings, both modern and of wartime origins including workshops, offices and a number of test buildings. The majority of activity was concentrated in this area. The original house, Cold Meece Chambers is located to the north, as is a limited amount of residential accommodation.
- 4.5.59 The firing ranges are principally long, straight and open with sand bunds between them and substantial structures designed to absorb the impact of artillery at their end.
- 4.5.60 There are a variety of enclosed ranges, small buildings, observation tower and posts, narrow railways etc. but the area is generally open in character with areas of woodland and an informal golf practice area. The whole site is contained within a security fence.

#### **Nature Conservation Issues**

- 4.5.61 Due to the former use of the site, the area was not covered by the County Habitat Survey. There are however indications that there may be features of nature conservation interest worthy of conservation and incorporation within any development. A more detailed survey will need to be undertaken to ascertain better information on the site.

#### **Highways and Access**

- 4.5.62 In considering the suitability of the site for redevelopment, County Highways are mindful of the inadequacies of the local highway network, together with the traffic generating potential of existing land uses.

#### **Noise**

- 4.5.63 The proximity of the employment uses to existing and proposed housing has potential to give rise to nuisance. The current background noise level in the area is low, therefore individual proposals to locate new industries in the area will be assessed as to their potential impact.

#### **Water Issues**

- 4.5.64 An agreement under the provision of Sections 55/56 of the Water Industry Act 1991 for the provision of water supply mains to the south of the proposed development may be required **(M4.25)**

#### **Developer Contributions and Planning Obligations**

- 4.5.65 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of this site in accordance with Policy INT1 "Planning Obligations"

**Former Meaford Power Station Site (Policy E&D13)**

**Site Description**

- 4.5.66 The 207 hectare (512 acre) site of the former Meaford Power Station is in a sensitive location being situated within the North Staffordshire Green Belt and Special Landscape Area. The site is located between Stone and Barlaston, east of the A34 road and River Trent. The closure of the power station has now been completed.
- 4.5.67 The power station site is essentially linear in shape, being aligned north to south and comprising three distinct areas.
- 4.5.68 The first area is bounded to the west by the River Trent, to the east by Meaford Road, to the south by the Meaford Hall Conservation Area and to the north by agricultural land. It forms part of the valley bottom of the River Trent and is low lying, visually prominent from the A34 and designated as washlands required for the storage of water in times of flood. The northern part of this area is traversed by three overhead high voltage (132 kv) distribution lines.
- 4.5.69 The second area consists of the former main operational part of the site which lies between the Trent and Mersey Canal to the east and Meaford Road to the west. This core area is predominantly flat and has substantial perimeter tree screening. The area has the highest concentration of buildings and structures and exhibits the greatest potential for redevelopment. The northern part of the core area is crossed by a series of high and low voltage overhead distribution lines and underground cables. It includes two sub-stations run by Midlands Electricity Board on land leased from National Power. The southern part of this sector contains a significant area of woodland and attractive open space.
- 4.5.70 The third area to the east of the railway line, rises steeply to the north in a series of plateaux, and was partly used for the disposal of power station waste. This part of the site has a high visibility from the surrounding area and lies adjacent to the attractive Downs Bank, (National Trust land), to which the public have access. The land is partially reclaimed and let for agricultural purposes. The land is also a licensed waste disposal facility, solely for Meaford Power Station.
- 4.5.71 The redevelopment of the core area part of the power station site shown on Inset Map XX, some 43ha of land in extent, will be subject to Policy E&D13 which provides for both reclamation and re-development of the site.

4.5.72 The most recent use of the site was for employment purposes. It is regarded as important to retain the land in employment use in accordance with the Plans strategy and policies. It is considered that the site offers the opportunity for strategic employment development in an attractive setting.

4.5.73 The sensitive location of the site means that there is a preference for future employment uses to be limited to high quality employment development. Development proposals will need to be of high design standard and include high quality landscaping. The site could be ideal for one or two major users and the Borough Council is looking for high quality, comprehensive redevelopment.

It is considered that comprehensive redevelopment for employment purposes will bring about significant environmental and economic benefits to the area and would:-

- be in line with Central Government Guidance, particularly as regards bringing redundant previously developed land back into beneficial use.
- support major new investment into the North Staffordshire area, thereby broadening the sub-regional economy, particularly at a time when the area has been affected by colliery closure.
- replace lost employment opportunities.
- help promote economic growth in the Borough and contribute towards diversification of the local economy.
- aid reclamation of a significant derelict and partly contaminated site. The majority of the inset area is derelict in appearance, particularly when viewed from the A34 and other vantage points. The existence of a major derelict, partly contaminated site and tipping area detracts considerably from the quality of the Green Belt and Special Landscape Area in the vicinity of Meaford. Reclamation and redevelopment of the site will complement rather than detract from the environmental quality of the area by virtue of good design and sensitive landscaping.

4.5.74 On those areas of the power station site that will remain outside the core area and therefore not subject to Policy E&D13 there will be a need to reclaim, restore or develop the land for appropriate Green Belt uses. Tourist and recreational uses could form part of a mixed redevelopment scheme. The quality of the landscape surrounding the core area will be important both to the success of the development and the retention of the open and undeveloped character of the Green Belt. Development proposals will be determined having regard to Green Belt and Special Landscape Area policies in particular and other policies in the plan which seek to protect open countryside from inappropriate development.

- 4.5.75 The Trent and Mersey Canal offers a valuable resource. The development of a Marina associated with the canal would be acceptable in principle subject to the views of the British Waterways Board. Low intensity tourist and recreational uses such as golf courses may also be appropriate. In the long term there is also potential for other water based activities on the site.

#### **Designations and Constraints**

- 4.5.76 There are a number of designations and constraints which affect the former Meaford Power Station site. In addition to the site being situated within the North Staffordshire Green Belt and Special Landscape Area, the Meaford Conservation Area and Trent & Mersey Canal Conservation Area are in close proximity to the site. Their extent is illustrated on the proposals map.

#### **Nature Conservation Issues**

- 4.5.77 Some parts of the power station site are known to be of nature conservation value, for example orchids on the silt lagoon. A more detailed survey will need to be undertaken to ascertain better information. Any features of nature conservation value will need to be safeguarded and incorporated within any development.
- 4.5.78 There is a Grade 1 site of Biological and Geological Interest (BGI) located immediately to the east of the site at Meaford Sludge Beds (grid reference 893363) and a Grade 2 site situated to the east of Meaford Hall Farm (grid reference 888372). Although the latter is not on land within the same ownership development on the northern most end of the core area should take account of the location of the BGI nearby.
- 4.5.79 The core area is relatively flat with substantial perimeter tree planting. This effectively screens the site and will reduce the impact of any redevelopment, which in turn will provide an opportunity to enhance the existing tree planting, particularly along the canal Conservation Area. The area surrounding the power station consists mainly of farm land, with the tips and lagoons east of the railway, and Meaford Conservation Area abutting the south west corner. There are several tree plantations scattered across the area and most of the field boundaries consist of thorn hedges, gappy in places with mature trees along them. This gives the impression of a well treed landscape. Development will therefore be restricted to prevent the loss of extensive mature hedges, trees and plantations.

#### **Physical Constraints**

- 4.5.80 There are a number of physical constraints to development of the core area, these include:-

- existing transmission lines and associated apparatus which will need to be safeguarded. Existing transmission lines in the core area reduce

the potential land available for redevelopment. In particular lines running from the existing sub-station out of the site in a north-easterly direction restrict development in this zone. It is envisaged that a comprehensive redevelopment scheme could take advantage of this in the design of the site layout.

- other existing infrastructure.
- the scale and precise nature of contaminated land and ground conditions on the site will require further investigation. Some ground treatment works are envisaged.

### **Highways and Access**

- 4.5.81 Existing primary vehicular access to the area is from Meaford Road which feeds into the A34, to the south of the former power station. There is a need to ensure that the highway infrastructure can accommodate the scale of redevelopment proposed at the site. In addition, there is a need to minimise the traffic and environmental impact on the village of Barlaston.
- 4.5.82 A fundamental question relates to the means of achieving access to the A34(T), and is a matter which is subject to ongoing discussion with the Department of Transport.
- 4.5.83 A considerable proportion of 'journeys to work' to and from the site, are likely to have a north origin and destination. Unless there is a convenient access to the A34, traffic may be encouraged to travel via Barlaston. Clearly the access strategy will need to carefully consider the effects on traffic movement and the highway network. There may also be a possibility of securing joint access arrangements with the proposed housing site at Whitebridge Lane, Stone.

### **Water Issues**

- 4.5.84 The Environment Agency objects to development of this site until an adequate sewerage system discharging to either Strongford WRW or Pirehill WRW has been installed.
- 4.5.85 The presence of contaminated land will require a full site investigation to determine the nature of the materials present and the appropriate remedial action. The Environment Agency will need to be satisfied that redevelopment will not mobilise pollutants into groundwater or surface waters.
- 4.5.86 The boundary of the River Trent floodplain may extend up to the western boundary of the site and the Environment Agency would recommend that a detailed survey be carried out to determine the floodplain extent. The Environment Agency will oppose any new development within the floodplain areas.