

## CHAPTER 3 : HOUSING

### 3.1 Aims and Objectives

3.1.1 Housing issues are amongst the most important of those considered by the Local Plan, a key aim of which is:-

- to make adequate provision for the Borough's housing needs during the plan period and in particular,
- to encourage the maintenance and improvement of locations to meet changing housing needs and demands which makes appropriate use of urban sites, reducing the need for development of Greenfield sites and the need to travel by private car,
- to target some of that provision for Affordable Housing and Special Housing needs groups.

3.1.2 The Borough Council is developing a comprehensive approach to housing combining its roles as both a planning and housing authority. Resources for direct action by the Borough Council however are now very limited. Provision is mainly by the private sector, housing associations and other agencies with whom the Borough Council has an established record of working.

3.1.3 The Borough Council's overall approach reflects a central theme of Government policy that Councils should act as enablers of housing rather than providers, working with and providing a context, through its "Housing Strategy", for those providers to meet the community's housing requirements.

3.1.4 The "Housing Strategy" will not be a static document, it will continue to develop as awareness of housing issues increases and changes and will provide the opportunity to regularly update and monitor the performance of the Borough Council in achieving the objectives of the Strategy and form a reference point for the implementation of planning policy.

3.1.5 The Local Plan is one of the most important mechanisms by which "Housing Strategy" will be implemented. This is achieved through policies for both the existing stock of dwellings as well as the creation of new ones. The provision of new dwellings predominantly, though not exclusively, requires the identification of new land for house building and as such is often one of the most contentious issues in the Plan. Targeting some of that provision for social housing needs groups is also a key theme of the Local Plan based on a growing awareness of those who can neither afford to buy or rent housing from existing providers.

3.1.6 The proposals for new housing land contained within the Plan explicitly reflect the Plans Development Strategy. The majority of new housing will be built at Stafford with a significant proportion also in Stone. In the rural areas the combination of selecting settlements for Residential Development Boundary definition and then drawing those boundaries to positively exclude excessive

residential development opportunities, to protect the countryside and to reduce travel, reinforces the focus on Stafford and Stone.

## 3.2 Context

### Characteristics of the Population and the Existing Housing Stock

#### Population Characteristics

- 3.2.1 The 1991 Census gives a resident Borough population of 117,788 an increase of less than 2% since 1981. The Staffordshire Structure Plan anticipates that the Borough's population will increase by a further 8%, to 127,300 by 2001.
- 3.2.2 Although the total population has remained relatively static, the trend towards more and smaller households continues. The 1991 Census shows that the Borough had 45,003 households compared with 40,327 in 1981 an increase of 12%. Of these households 9,863 (21.9%) were one person living alone compared with 7,122 (17.7%) in 1981, an increase in absolute terms of 38.5%. The average number of persons across all other household sizes has also fallen from 3.2 to 3.1 persons.
- 3.2.3 The 1991 Census showed 19.1% of the Borough's population to be less than 15 years of age, a 3.6% decrease from 1981; and 18.1% to be of pensionable age, a 2.8% increase from 1981. 60% of single person households were aged 65 years and over compared with 64% in 1981.
- 3.2.4 Mid year parish population estimates are given in the Technical Appendix. The population is distributed so that Stafford urban area, comprising Stafford Town as well as part of the parishes of Castle Church, Hopton, Berkswich and Creswell, is home for just over half of the Borough's population.
- 3.2.5 Stone with a population of about 12,700, is the second largest settlement, and there are a number of large settlements such as Gnosall, Eccleshall, The Haywoods and Hixon, distributed throughout the area. The Borough also includes suburban areas on the Potteries fringes at Blythe Bridge, Meir Heath, Dairyfields and Clayton.
- 3.2.6 The majority of the Borough's area of almost 600 square kilometres however, is rural in character with a selection of smaller settlements and more isolated scatterings of houses. Population figures calculated for those settlements with Residential Development Boundaries are given in the Technical Appendix.

### **The Existing Housing Stock**

- 3.2.7 The utilisation of the Borough 's existing stock and residential areas will be the most important way of meeting overall housing needs and requirements throughout the plan period. New build housing forms only a small proportion of the total housing provision for the community. This is illustrated by a comparison between the average annual completion rate of 535 dwellings between 1986 and 1997, and a total dwellings stock of some 46,604 (1991).
- 3.2.8 Nearly three-quarters (74.5%) of the dwelling stock is owner occupied, with a variety of public bodies including the Ministry of Defence, the Borough Council, the Local Health Authority, the County Council, the Home Office and Housing Associations owning the remainder.
- 3.2.9 The majority of the housing stock is post 1919, with a large proportion post 1945. Most is traditionally built low rise with a limited amount of flatted accommodation.
- 3.2.10 One of the policy objectives of this Plan is to encourage proposals which re-use or make better use of the existing housing and building stock, and broaden the range of accommodation types available to meet changing household characteristics and needs. To do this, policies are concerned to address issues of:-
- (i) the physical standard or quality of the existing housing stock;
  - (ii) the suitability of that stock in terms of size, space, type, design, location and environmental;
  - (iii) access to the stock, particularly its ability to meet the need for 'affordable housing'.

### **Housing Renovation and Environmental Improvements**

- 3.2.11 As noted above, much of the existing housing stock is relatively recent in age and consequently is of a good physical standard. Nevertheless all settlements, particularly Stafford and Stone, have areas of older i.e. pre-1919 housing, generally terraced in character.
- 3.2.12 It is widely recognised that poor housing conditions related to the age and tenure of dwellings, with pre-1919, privately rented houses tending to be in the worst physical condition.
- 3.2.13 National policy gives greater emphasis toward the improvement, rather than the clearance of older housing.
- 3.2.14 Current renovation policy has a number of elements:-
- (a) public sector renovation of its own substandard dwelling stock. For example, the Borough Council currently modernises some 350 post war homes each year in addition to a smaller programme to improve

isolated pre-war houses which were not improved in previous programmes;

- (b) grants to encourage the improvement of privately owned housing. For example, there is a steady demand for House Renovation Grants, and the Borough Council has set up a Home Improvement Agency Service to help applicants deal with the grant scheme;
- (c) public sector acquisition of privately owned housing and its subsequent renovation. This activity is very limited;
- (d) local authority powers to compel private owners to repair and improve their property.

3.2.15 National legislation has led to housing improvement being mainly carried out by concentrating resources in relatively small areas, on the basis that the physical, social, economic and environmental problems that interact to create the worst housing conditions are concentrated in small clearly defined areas.

3.2.16 The Borough Council will seek to promote a range of environmental works in areas of existing housing, particularly in co-ordination with housing renewal, within new developments and in association with road improvement and management schemes. Priority will be given to those housing areas which suffer from a combination of physical, social, environmental and economic problems.

### **Small dwellings**

3.2.17 Changing population characteristics point to a clear need to meet the needs of a growing number of households in general. Smaller households have increased sharply while other household sizes are reducing. These trends need to be recognised in the provision of further dwellings during the plan period. Much of the existing stock is poorly suited to meeting these trends.

3.2.18 Although population levels have been virtually static, there is a continued increase in the number of small households. The trend towards small households and decreasing household size is expected to continue, with a large number of one and two person households being created. Many of these are expected to comprise elderly people, some of whom may wish to move into smaller accommodation. A significant proportion are likely to be young single and two person households and the remainder consists of divorced, separated and one parent families, together with the continuing move to separate dwellings of formerly concealed and sharing households.

3.2.19 The apparent discrepancy between the size distribution of the existing housing stock (weighted toward three bedroomed or larger accommodation) and the present and future size distribution of households is a matter of concern. An increase in the number of small dwellings should help rectify much of this apparent discrepancy, although it is recognised that some one and two person households will eventually demand larger accommodation.

- 3.2.20 Nevertheless, the changes in household composition is likely to ensure a continuing and increasing demand for smaller dwellings both from first time purchasers and from householders who wish to move to smaller accommodation.
- 3.2.21 It cannot be accepted that small dwellings must equate with poor quality. Good designs can still be achieved which invariably enhance the saleability of the final product and make the most cost effective use of the site area. Much more attention can and should be given to the relationship of buildings and the spaces between them and consequently to the hard and soft landscaping of such spaces.

### **Affordable Housing**

- 3.2.22 It is an important aim of this Plan that housing is available to serve the needs of those groups within the community not met by providers operating solely according to market principles or available from existing housing stock for rent or purchase. The Local Plan seeks to address the need for such housing, which is defined in national Planning Policy Guidance as Affordable Housing. Policies HOU17, HOU18 and HOU19 address this issue.

## **3.3 Protecting the Character of Residential Areas**

### **Appraising Proposals for Development in Residential Areas**

- 3.3.1 The following policy applies to the consideration of proposals in established residential areas. Where a proposal is made for the development of an undeveloped area not allocated in the Plan the importance of the area for formal or informal recreation and nature or townscape conservation value will also be taken into account through the application of relevant policies elsewhere in the Plan.

### ***POLICY HOU1 DEVELOPMENT IN EXISTING RESIDENTIAL AREAS***

***Proposals for development in predominantly residential areas should not detract from the existing character and amenity of the areas.***

***Subject to other policy considerations, proposals for new development will be acceptable provided that the following factors have been taken into account:-***

- (i) the characteristics of the existing housing stock;***
- (ii) urban design issues that may include such matters as: interesting/unusual urban form, landmark; established streetscene/townscape; scale/massing, disposition of buildings; important views and vistas, the skyline; continuity/uniformity of buildings; squares and spaces of character; unbuilt areas and***

*natural corridors, gaps; building quality; problem sites and eyesores;*

- (iii) residents amenity: overlooking, daylight, privacy;*
- (iv) traffic and highway matters: type of road, access and accessibility particularly by means other than the private car, car parking;*
- (v) Landscape and amenity criteria: presence of trees and verges and their contribution to the street scene, public and private amenity space, quality of front gardens, size of private gardens;*
- (vi) the existence of planning designations; listed building status, conservation area status, tree preservation order etc.*

### **Bad Neighbour Uses in Residential Areas**

- 3.3.2 Whilst careful planning control can prevent new nuisances becoming established, there are a number of firms operating in residential and other areas which are a source of nuisance, such as; noise, smell, grit, dust, ash, soot, smoke, fumes, vibration, visual intrusion, poor maintenance of frontages and forecourts, access and parking difficulties. Efforts to mitigate the detrimental effects of the use or encourage its relocation are the main methods of dealing with the problem.
- 3.3.3 Where existing uses adversely affect the environment, firms will be encouraged to improve the environmental impact of the use. Where mitigation measures do not adequately address a nuisance or in the case of uses causing the greatest nuisance relocation will be encouraged.
- 3.3.4 Infilling with new housing can help to rejuvenate an area, provides an opportunity for the provision of Affordable Housing and coupled with environmental improvements, can restore the image of the areas and their attractiveness to existing and potential residents.

### **3.4 Residential Development Boundaries**

#### **Function and Purpose of a Residential Development Boundary**

- 3.4.1 The approach taken in this Plan is to restrict new residential development in the open countryside and to focus it primarily on the main urban areas of Stafford and Stone. In order to do this, existing settlements are to be the focus for the provision of new residential development opportunities with the largest allocation concentrated in Stafford, to a lesser extent Stone and least of all in the rural selected settlements. Residential Development Boundaries (RDB's) have been defined around a significant number of settlements within the Borough.
- 3.4.2 A number of inter-related factors have been used as a basis for the selection of settlements considered suitable for RDB definition, and these principally include

the size and scale of the settlement, the availability of, or the wish to encourage the further provision of services and facilities, and the character and form of the settlement. Settlements of a form and character that are considered to be fairly loose knit or comprise a small collection of dwellings in the open countryside or where definition of an RDB would create so many infill opportunities as to detrimentally affect the character of the settlement are not subject to RDB definition although in some cases they may be of an appropriate size and possess services/facilities. A more detailed explanation is given in Chapter 1: Introduction.

- 3.4.3 The RDB may perform a number of different functions. Their principal function is to provide developers and the public with a clear indication of where residential development will and will not be acceptable. To this end the RDB indicates the precise development limit boundary, outside of which, land is regarded in policy terms as open countryside. The RDB confers within it, a general presumption in favour of proposals for residential development where it is consistent with other policies. Land allocated or considered acceptable in principle for residential development is included within the RDB. In Stafford and Stone it also serves to define predominantly residential areas, exclude predominantly industrial areas and those significant undeveloped areas which it is intended should be retained as part of the “Green Network”.
- 3.4.4 The concentration of new residential development in settlements which have sources of employment and a basis of services and facilities, which may be maintained or enhanced by such development can also help to reduce the need to travel both for the occupiers of new housing and existing residents.
- 3.4.5 Residential Development Boundaries are defined for the Selected Settlements of:- Adbaston, Aston by Stone, Barlaston, Barlaston Park, Blythe Bridge, Bradley, Brocton, Brocton A34, Church Eaton , Clayton, Cotes Heath, Creswell, Croxton, Derrington, Eccleshall, Fulford, Gnosall, Great Bridgeford, Great Haywood, Haughton , Hilderstone, Hixon, Hopton, Hyde Lea, Little Haywood/Colwich, Meir Heath/Rough Close, Milford, Milwich, Norbury, Oulton, Ranton, Salt, Seighford, Stafford, Stone, Swynnerton, Tittensor, Trentham, Weston, Woodseaves and Yarnfield.
- 3.4.6 The settlements were selected because when examined individually they met the selection criteria as described in Chapter 1.

The results of this evaluation are set out below:-

<b>Name of Settlement</b>	<b>Selection Criteria</b>	<b>Other factors</b>
Adbaston	Level of Services	Principle of development accepted
Aston-by-Stone	Level of Services/ Dwelling No.	
Barlaston Park	All criteria	Settlement form
Blythe Bridge	All criteria	
Bradley	All criteria	
Brocton	All criteria	
Brocton A34		
Church Eaton	All criteria	

Clayton		Suburban fringe
Cotes Heath	Level of services	Settlement form
Creswell	Population, Number of dwellings	Settlement form
Croxton	Level of services	Settlement form
Derrington	All criteria	
Eccleshall	All criteria	
Fulford	All criteria	
Gnosall	All criteria	
Great Bridgeford	All criteria	
Great Haywood	All criteria	
Haughton	All criteria	
Hilderstone	All criteria	
Hixon	All criteria	
Hopton	All criteria	
Hyde Lea	All criteria	
Little Haywood	All criteria	
Meir Heath/Rough Close	All criteria	
Milford	All criteria	
Milwich	Level of services	Settlement form
Norbury	Level of services	Settlement form
Oulton	All criteria	
Ranton	Level of Services	Settlement form
Salt	Services, Population and dwelling numbers	Settlement form
Seighford	All criteria	
Swynnerton	All criteria	
Trentham		Settlement form
Weston	All criteria	
Woodseaves	All criteria	
Yarnfield	All criteria	

3.4.7 A number of settlements have not been selected for RDB definition which met one or more of the selection criteria. This is generally because these settlements tended to have a highly dispersed development pattern within which it would not be possible to define an RDB which did not create opportunities for “windfall” development in area the character of which was considered to be more open countryside than built-up.

3.4.8 The definition of the RDB’s around the selected settlements is directly related to the Plan’s development strategy. As a result rural Settlement RDB’s are relatively tightly defined around settlements. They seek to follow logical physical features such as rear garden boundaries, trees and hedgerows, streams and other water courses. In the case of farm complexes they seek to exclude the non-domestic elements. Schools and other non-residential uses on the edges of settlements are also generally excluded. Such exclusion recognises their function as non- residential elements of the settlement and does not in principle prevent further development appropriate to the existing use of such a site. In some case, the RDB line may also exclude part of a domestic garden area. This is usually done if the garden is of such size that it could be capable of accommodating further new residential development which it is appropriate to resist because, for example the garden makes a

valuable contribution to the amenity of the area, despite being in private ownership, or because development would result in “windfall” accretions on the edge of the settlement.

### **POLICY HOU2 DEVELOPMENT WITHIN RESIDENTIAL DEVELOPMENT BOUNDARIES**

***Proposals for residential development or redevelopment within a defined Residential Development Boundary will be acceptable subject to the provisions of other relevant policies.***

- 3.4.9 As a result of this approach, pressure for residential development will focus on areas within defined RDB's whether the site has been specifically allocated or not. It is not the intention however, to encourage the development of every undeveloped area within an RDB and the Plan identifies areas which are of particular importance, and may help to maintain the character of an area, retain a valuable amenity space and avoid the 'cramming' effect often resulting from over development.
- 3.4.10 Infilling, conversion and redevelopment can make a significant contribution toward overall housing requirements. These types of development focus on existing settlements and existing residential areas and require sensitive control to ensure that the cumulative effects of redevelopment do not damage character and amenity.

#### **Housing Outside RDB's**

- 3.4.11 Proposals for residential development outside the defined Residential Development Boundaries will not be generally acceptable except where the Borough Council is convinced there are genuine social or practical reasons for allowing such development to occur. New dwellings in the countryside always require special justification.
- 3.4.12 The considerations relating to “Affordable Housing “ are set out elsewhere in this chapter. There are also some individuals and groups not requiring Affordable Housing, who may have legitimate needs to live in areas or locations where residential development would not normally be permitted. The most common type of case concerns agricultural and forestry workers dwellings. In such cases an exceptional permission may be given, but as a general rule exceptions to the restrictive policy will not apply in the Green Belt unless the proposal is consistent with green belt policies.

#### **Agricultural Dwellings**

- 3.4.13 The main economic activity in the countryside is agricultural/horticulture and the greatest demand for local need accommodation outside settlements has been and is anticipated to remain for agricultural dwellings.
- 3.4.14 Proposals for agricultural dwellings will be assessed against a number of factors. These include:- the viability of the enterprise; the labour requirements

of the farm; how many workers are required to live on the farm; and the existing accommodation.

- 3.4.15 New development outside of RDB's, and more particularly in the countryside, will not normally be permitted. The onus therefore lies with the applicant to demonstrate that a new dwelling is essential for the operation of the farm holding. In the case of a new farm, it will be necessary to prove the longer term viability of the unit before permission is granted for a new dwelling. Where the proposal is for a dwelling for an additional worker on a farm, proof will be required that it is necessary for the worker to live on the spot for the proper operation of the farm. Advice will be sought from ADAS or equivalent independent advisor as to the technical justification for a new dwelling.
- 3.4.16 Where planning permission is granted for an agricultural dwelling, the Borough Council will ensure that the house remains in agricultural use by imposing a condition restricting the occupation of the dwelling.
- 3.4.17 Particular attention will be paid to the siting and design of the dwelling and environmental impact. Proposals will be more favourably viewed when sited close to existing buildings to form an attractive group and the design reflects local style and local traditional materials.

#### **POLICY HOU3 RESIDENTIAL DEVELOPMENT OUTSIDE RDB'S**

***New residential development outside Residential Development Boundaries, will not be acceptable, other than where such development is demonstrated to be essential to the operation of agriculture/forestry activities, and requisite for the use of the adjoining agricultural activity i.e. cannot be located within a nearby settlement, selected or not.***

***Where such agricultural need is satisfactorily provided, the occupation of the dwelling will be restricted by a condition on the planning permission, or an appropriate legal agreement.***

***Any proposed development must be of a scale and character appropriate to the local environment, the operation it serves, and have full regard to environmental protection policies.***

#### **POLICY HOU4 AGRICULTURAL AND FORESTRY WORKERS DWELLINGS**

***Proposals for Agricultural/Forestry workers dwellings should preferably be met within the RDB of a Selected Settlement. Where proposals for such dwellings are exceptionally allowed outside of an RDB under the terms of policy HOU3, the development should preferably be located either on the edge of an RDB of a Selected Settlement, or form infill development within non-selected settlements. Where such dwellings are, for operational reasons, required away from a settlement they should wherever possible be located within or adjacent to the existing farm complex or business.***

***Where development is allowed outside the RDB of a Selected Settlement, permission will be made subject to an occupancy condition.***

### 3.5 **New Residential Development: Layout Principles**

- 3.5.1 Securing the good quality design of all new development, affecting both existing development and creating new development, it is a basic policy objective of the Local Plan and a material consideration in the determination of planning applications. It is recognised, however, that good design relies primarily on the developer and the design skills employed. The Borough Council would therefore recommend professional advice be sought in preparing proposals prior to submission as a planning application.
- 3.5.2 Minimum standards have been defined for the provision of adequate space about dwellings, in order to ensure:- adequate sunlight and daylight, visual amenity; privacy; private amenity space for uses such as drying washing, children's play space and gardening, and space to allow for some extension of the dwelling, for garden sheds and greenhouses. These are set out in Supplementary Planning Guidance which the Borough Council publishes and revises from time to time. Such Guidance dealing with privacy, amenity and garden space and related matters and with extensions to dwellings has been published to supplement.
- 3.5.3 Certain recent housing developments have created a visually interesting environment from both inside and outside the development by including an intricate network of attractive enclosed spaces, varied rooflines and occasional variations in elevational materials, the aim is to consolidate and extend this pattern of development.
- 3.5.4. The Borough Council also has regard to the advice in the joint Department of the Environment and Department of Transport Design Bulletin No. 32 "Residential Roads and Footpaths Layout Considerations" when considering planning applications for residential development.

#### ***POLICY HOU5 RESIDENTIAL DEVELOPMENT: LAYOUT AND DESIGN***

***Planning permission will be granted, subject to all material considerations, to residential development proposals which:-***

- (a) use designs, materials and layouts which are compatible with the existing form and character of the area adjacent to the site;***
- (b) provide safe and attractive footpaths and cycleways for access to local services and facilities;***
- (c) provide an attractive, safe and consistent form of hard and soft landscaping throughout;***
- (d) provide a layout and form of roads which are suitable for both users and suppliers of public transport;***
- (e) make where appropriate provision for informal and/or formal amenity and /or recreational open space.***

### **Housing Density**

- 3.5.5 Density policies are not considered a satisfactory method of controlling the amount of development on a site, as design or site conditions are likely to be more significant factors.
- 3.5.6 It may in certain circumstances be appropriate to control the density of new residential development in order to achieve particular planning objectives in line with Government policy. For example to assist in increasing the supply of affordable housing or in reducing the need to travel particularly by the use of the private car. In considering the density appropriate to a site regard will be had to such planning objectives.

### **Housing Mix**

- 3.5.7 An over concentration of any single dwelling type or design may not only lead to social difficulties but is unlikely to be aesthetically pleasing. Furthermore, it is desirable to enable growing households as well as the elderly, to move house within an area as they wish. This should help to maintain a stable and balanced community. New development should complement the existing mix of housing in a given area, and regard will be paid to the need to redress any imbalance.
- 3.5.8 However, the achievable mix will be dependent upon the changing housing market and the marketability of the particular site. On large development sites a greater opportunity exists for a wide range of house types to be provided if the demand exists and it may be possible on separate parts of such a development to cater for different client groups. The overall requirements of average density should not interfere with the need to establish a reasonable mix of housing types.
- 3.5.9 On sites within existing settlements, it is necessary to gauge how the proposed development would fit into the surrounding areas. For example, it may be considered out of place to allow a very high density development within an area of predominantly low density housing. Alternatively, it may be advantageous in terms of the housing mix to allow some high density development to take place there. In any event, what constitutes a suitable mix will vary from place to place according to local needs and circumstances.
- 3.5.10 It is anticipated that a well designed scheme will consist of a variety of dwellings at or above the standards given in Supplementary Planning Guidance (SPG). This will not only provide choice for potential residents, but also create visual interest by avoiding uniformity of layout.

### **Privacy and Amenity**

- 3.5.11 Privacy requirements differ from person to person. In terms of layout design, it can be affected by a number of factors including distance between houses, between a house and a public area, the design of the house and the individual characteristics of the development site.

- 3.5.12 Supplementary Planning Guidance (SPG) is to be published separately, to assist those concerned with design and layout of housing schemes.
- 3.5.13 This SPG deals with the size and positioning of windows and the distances and spaces between and around dwellings and the position of private garden space and amenity areas. This guidance will be used in the consideration of planning applications, particularly in conjunction with Policy HOU5 and HOU6.

**POLICY HOU6 - DEFINING PRIVATE AND PUBLIC AREAS**

***“Residential development should normally physically define private and incidental amenity space areas. The external limits of private garden areas where they adjoin off-site land should be defined using an appropriate screening of quality materials such as walls, railings or fences in association with planting depending on the character of the site and its surroundings.”***

**Amenity and Recreational Public Open Space Provision**

- 3.5.14 The Borough Council will seek to secure the provision of appropriate levels and types of open space, sport and recreation facilities within all new development. The Council aims to meet the standards set and recommended by the N.P.F.A. (in the Six Acre Standard: Minimum Standards for Outdoor Playing Space: N.P.F.A. 1992). This type of open space provision will be seen as distinct from incidental amenity space referred to elsewhere in this plan.
- 3.5.15 In calculating the required level of open space in any given proposed housing development, the Borough Council will make calculations using an average occupancy rate of 2.5 persons per household (source: 1991 Census).
- 3.5.16 Open space provision in new housing areas has four important aspects; overall level of provision, the type and size of open space provided and its distribution. The location of open spaces should be fully considered as part of any layout and should not be located purely on the basis of ‘left-over’ pieces of land. It is preferable to have a small number of reasonably sized open spaces rather than a large number of small and irregularly shaped ones.
- 3.5.17 The adoption of the N.P.F.A. standard will help ensure the provision of all types of open space for adults and children.
- 3.5.18 In determining the precise types of open space to be included, regard will be had to the type of development proposed and whether it intends to cater for a particular population group, and local circumstances such as the population profile of the locality, overall levels of open space deficiency in a specified area, site topography and site conditions. If adequate open space already exists to serve a new development but there is shortage of a particular type of open space use, this may be regarded as a more appropriate form of provision. In suitable circumstances it may be acceptable for provision to be made off-site.

- 3.5.19 There is a need to ensure that an adequate overall level of open space provision is secured within a large development scheme that is either phased over a number of years or carried out by a number of different developers. The Council will normally seek the provision of open space to the standards required by the whole development to be made available in the early phases of a development or by each individual developer unless a legal agreement secures its later provision. It may be considered appropriate to enter into a Section 106 agreement to secure adequate public open space provision, and that the provision, is phased as part of the overall development of a site.
- 3.5.20 The requirement to provide open space to the stated standard, will normally be considered independently of the need to provide features necessary to safeguard environmental amenity between adjoining non-compatible land uses, for example by the provision of a buffer strip alongside a major road or between residential and industrial uses, or to protect existing site features identified as important and worthy of retention, for example an area of ecological importance, may form major design determinants for any proposed development.
- 3.5.21 Where an open space in a new housing development is provided, problems can occur if that open space is encroached upon by , for example, the relocation or erection of fences. Such areas form an integral part of a residential area, and if lost can alter the character of that area by the loss of openness and result in a feeling of cramped development.

***HOU7 PUBLIC OPEN SPACE REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT***

***“New residential development, or each phase within a development shall provide public open space which, at minimum, is equivalent to the N.P.F.A. Standard of 6 acres per 1,000 population (2.43 hectares per 1,000 population).***

***The Borough Council will be flexible in the precise type of open space that will be required, having regard to the type and nature of the housing proposed and the existing provision in the area.***

***As a general requirement particular types of open space will be expected. These include:***

- (i) playing fields, greens, courts and similar areas;***
- (ii) equipped children’s play areas;***
- (iii) casual children’s play areas and kickabout areas.***

***HOU8 LOSS OF OPEN SPACES WITHIN RESIDENTIAL AREAS***

***The loss of areas reserved for open space purposes within residential developments will not be considered acceptable, except in the case of partial incorporation of incidental open space, where it’s inclusion within a private garden can be satisfactorily compensated in terms of visual***

***amenity, through a high standard of planting/landscaping on the remaining part of the amenity area.***

### **Developments of Less than 35 Dwellings**

- 3.5.22 On-site provision of formal recreation open space to meet the requirements laid out in Policy HOU7 will not normally be considered appropriate on sites of less than 35 dwellings because of the difficulty in providing effective and usable open space which can be economically maintained.
- 3.5.23 The Borough Council however, wishes to ensure that provision is made for at least some form of informal public open space. The Borough Council may consider waiving on-site provision of all or part of the required open space in favour of a commuted sum to be agreed to improve existing open space laid out in close proximity, particularly in areas of recognised deficiency. The commuted sum to be agreed will be assessed on the basis of the needs arising from the development.

### ***HOU9 COMMUTED SUMS FOR OPEN SPACE PROVISION***

***The Borough Council may consider waiving on-site provision of all or part of the open space required by Policy HOU7 in favour of a commuted sum (to be agreed on the basis of the open space needs arising from the development), to be used for the improvement of existing open space laid out nearby or new open space provision.***

### **3.6.0 Proposals Affecting the Existing Housing and Building Stock**

- 3.6.1 Encouraging the reuse and adaptation of the existing housing and building stock is a primary objective of the Plan.
- 3.6.2. At a general level, development proposals affecting existing dwellings will be considered against a number of factors. These would include: the scale of the proposed works; the physical condition, size, character and location of the existing dwelling; the suitability of the site for continued occupation; access; the availability of services; the architectural or historic value of the house and whether there is an agricultural need or other justification. Particular policy constraints apply in environmentally sensitive locations, e.g. Listed Buildings, Conservation Areas, Green Belts etc.

### **Conversion and Subdivision**

- 3.6.3 The conversion of existing dwellings can help to accommodate the trend toward smaller household size and at the other end of the scale cater for communal housing needs e.g. the provision of specialised accommodation to cater for the increasing number of elderly persons.
- 3.6.4 Different types of dwellings can clearly generate varied activity patterns and levels, which differ significantly from those associated with a dwelling in single family occupation. Particular regard therefore will be paid to the effects of the proposal on its immediate neighbours and the locality generally. The aim will

be to avoid excessive disturbance and nuisance and ensure that the proposal is compatible with the character of the area.

- 3.6.5 It is unlikely that the conversion and subdivision into self-contained units of terraced or semi-detached properties or properties that are capable of single family occupation (less than 5 bedrooms) will be acceptable.
- 3.6.6. Proposals will need to demonstrate that the buildings are in a sound structural condition and that the new use can be accommodated predominantly and satisfactorily within the existing structure. Proposals that require further buildings e.g. separate warden accommodation, will be generally unacceptable in the open countryside.
- 3.6.7 Proposals affecting significant local buildings, Listed Buildings or buildings within a Conservation Area will particularly need to demonstrate that they will not harm the character, setting or fabric of the building/area. Different policy considerations also apply in Green Belt areas and are referred to elsewhere in the Plan.
- 3.6.8 In some cases a residential use may be a less intensive form of development or a more desirable neighbour than the authorised use, and in such cases the proposal will be viewed more favourably.
- 3.6.9 Access, parking and servicing provision will need to be adequately provided.

#### ***POLICY HOU10 SUBDIVISION OF EXISTING RESIDENTIAL PROPERTY***

***The subdivision of existing residential properties will be acceptable providing that:-***

- (a) the proposal would create a satisfactory residential environment in terms of size, amenity, facilities, private open space provision, appearance and general outlook;***
- (b) the proposal would not have a significant detrimental effect on the amenity of adjoining or nearby residents by reason of increased street activity and general disturbance;***
- (c) adequate off-street car parking can be provided;***
- (d) satisfactory sound proofing arrangements exist or can be achieved to adjoining properties;***
- (e) should not significantly alter the character of the existing building or its setting.***

### **Adaptation and Reuse**

- 3.6.10 The rural character of the Borough together with recent changes in agriculture, has led to a large number of proposals being received which are concerned with the re-use and conversion of rural buildings.
- 3.6.11 Such re-use or adaptation can help to reduce demands for new building in the countryside and will be particularly appropriate as a means of satisfying a local need for development. There is a policy preference for the re-use of these buildings for employment generating purposes rather than residential conversion.

### **Replacement of Existing Dwellings Outside RDBs**

- 3.6.12 There are likely to be existing houses outside of defined RDB's which have fallen into disrepair, do not meet modern amenity standards, or are considered too small by the owner. Thus the scale of works required to make a property suitable is variable, and also depends upon the personal requirements of the owner.
- 3.6.13 One characteristic of the rural areas is the large number of small dwellings originally built to house farmworkers and smallholders. When these dwellings appear on the general housing market those buying them often wish to make the house comparable in size and often appearance, to a large, modern, urban dwelling. This process will not only lose the dwelling's original character, but also detract from the quality of the rural landscape.
- 3.6.14 Whilst recognising the need for a dwelling to provide a modern unit of accommodation, there is a need to ensure that the character and landscape quality of rural areas is not detrimentally affected and indeed is maintained and enhanced.
- 3.6.15 Replacement is regarded as either the complete demolition of an existing dwelling and construction of a new dwelling on the same site, or an immediately adjoining site; or the carrying out of repairs and alterations of such a substantial nature as to virtually create a new dwelling.
- 3.6.16 Policies seek to prevent the indiscriminate replacement of existing dwellings in the rural areas, particularly where these are dwellings of traditional style and construction, as it is considered that a gradual erosion of the Borough's heritage and character would occur. It is preferable to make appropriate alterations or renovations. There may however be exceptional cases where it is necessary to replace an existing dwelling.
- 3.6.17 However, the fact that there is an existing dwelling on the site, not obviously capable of renovation, is not sufficient reason to concede the principle of demolition of that dwelling and construction of a replacement. In such cases

there could be an impact on the countryside comparable to the construction of a new house on a Greenfield site and this will be taken into account.

- 3.6.18 This issue is of particular importance in sensitive areas within the countryside such as areas of built or nature conservation value, AONB and Special Landscape Areas.
- 3.6.19 The demolition of listed or locally significant buildings or buildings within Conservation Areas will not normally be permitted.
- 3.6.20 Proposals for replacement dwellings will need to demonstrate that demolition is necessary as opposed to extension or renovation and a structural assessment may be required in support of the proposal. Where buildings are partially or completely demolished prior to planning consent being granted the planning application will be treated as if it were for a new dwelling.
- 3.6.21 A proposal for a replacement dwelling could be used as a means of circumventing the limits on size which the extension policy imposes. Replacement dwellings therefore should reflect the size, scale and character of the dwelling replaced, particularly when the dwelling is isolated. It may often be desirable to reuse the existing materials.
- 3.6.22 Planning permission for a replacement dwelling will normally include a condition requiring the demolition of the existing dwelling.

#### **POLICY HOU11 REPLACEMENT DWELLINGS**

***The replacement of an existing dwelling will not normally be acceptable where the dwelling to be replaced is:-***

- (a) sited in a Conservation Area or is a Listed Building;***
- (b) of a temporary form of construction or a caravan;***
- (c) in a state of partial or complete demolition or collapse.***

***Where the proposal relates to the replacement of a dwelling of traditional style and construction, replacement will only be acceptable where the application is accompanied by a structural survey that demonstrates that the demolition of the existing dwelling is necessary, as it cannot be viably altered or renovated to provide an acceptable standard of accommodation.***

***Where replacement of a traditional rural dwelling is acceptable the replacement should normally reflect the size, scale and character of the dwelling to be replaced. Where the dwelling to be replaced provides very small accommodation (for example 3 or 4 rooms), scale and size of replacement will be considered having regard to the 70% criteria set down for extensions to dwellings.***

***In all other cases where replacement is acceptable within the Policy the Council will require a high standard of design. The proposed replacement shall reflect the character of the area in terms of scale, form, detail, character, materials and setting.***

- 3.6.23 A temporary dwelling is one whose structural life is limited by virtue of its construction. It may be constructed of wood or asbestos, be on rudimentary foundations, or a caravan adapted and modified for residential use.

#### **Re-establishment of a Residential Use**

- 3.6.24 A permanent building may have previously been used for residential purposes but due to a variety of circumstances falls out of use for that purpose. In such cases it may not be sufficient merely to carry out repairs and re-occupy the building, planning permission may be required to re-establish the residential use. In considering whether a residential use has lapsed, the following factors will be taken into account:-

- (i) the physical condition of the building. The poorer the condition of the building the more likely it is that the residential use has been abandoned. Particular regard will be paid as to whether all the repair and renovation work needed to restore the building to a satisfactory standard for residential occupation can be carried out without development requiring planning permission.
- (ii) the period of time over which the building has not been used for residential purposes. It does not strictly follow that the passing of a long period of time means that a use had been abandoned. Whilst it may be possible in some cases to conclude that a use has been abandoned simply by the passing of time, a range of other factors also need to be taken into account;
- (iii) whether the building has been used for any other purposes in the interim e.g. agricultural or storage. The use of a building for any other purpose will tend to the conclusion that the residential use has been abandoned;
- (iv) the evidence regarding the owners intentions for the building e.g. payment of rates/Council Tax, work to render the buildings secure and weathertight and personal circumstances etc.

- 3.6.25 In those cases where it is considered that the residential use of building has been abandoned the proposal will be determined as if it were for a new dwelling.

#### ***POLICY HOU12 ABANDONMENT OF RESIDENTIAL USE***

***Where it is considered that the residential use of a building has been abandoned, a proposal to re-establish a residential use involving substantial rebuilding or extension will be treated as if it were for the erection of a new dwelling.***

#### **Extensions to Existing Dwellings**

- 3.6.26 There are a variety of reasons why a householder may wish to extend a property. Some help bring a property up to a reasonable standard e.g. provision of a basic amenity. Others however are not so essential and enlargement to provide a fourth bedroom, a second bathroom etc. can lead to the original dwelling losing its identity and character through over extension. In addition to the following policies, proposals for extensions to existing dwellings will be assessed against the advice given in the Borough Council's Supplementary Planning Guidance "Extension to Dwellings" which is published and revised from time to time.

**POLICY HOU13 EXTENSIONS TO DWELLINGS**

***Extensions shall aim to be in scale and design harmony with the original building and compatible with the character of the locality by observing the following design criteria. Extensions should:-***

- (a) not visually dominate the existing building;***
- (b) form integral parts of the existing building and not appear as obvious additions;***
- (c) not be unduly detrimental to privacy, outlook or natural lighting of neighbouring property;***
- (d) take into account the roof design of the existing buildings;***
- (e) not form an obtrusive feature in the street scene; and***
- (f) be constructed of facing materials that either match or harmonise with the existing building***

**Extensions to Dwellings Outside Selected Settlements**

- 3.6.27 The problem of the loss of identity or character of a dwelling is most apparent in the rural areas, with small traditional dwellings but also applies to more modern buildings where extension to three or four times their original size with the addition in some cases of covered swimming pools, stables etc. This results in a radical change in the character, appearance, size and scale of the original housing stock and undermines the philosophy of rural development policies. It also aggravates perceived rural housing problems by inflating the price of even small dwellings due to increased developer expectations.
- 3.6.28 It is therefore considered that a restriction should be applied in those areas of the Borough outside of the larger settlements. It is considered that in most cases necessary accommodation can be added to a dwelling within a 70% increase in floor area. Extensions which are greater than this are tantamount to the erection of a new dwelling, and no matter how carefully designed almost invariably lose the character of the original dwelling.
- 3.6.29 In some cases however the original dwelling may only consist of two or three rooms. In such cases larger extensions which bring the total floor area up to 70 sq.m (750 sq.ft) and conform to the other policies for extensions may be considered appropriate in order to provide adequate accommodation.,

- 3.6.30 The floor area of the original dwelling will be ascertained by measuring externally the floor area of all the original living accommodation. Garages unless integral will be excluded from the calculation. All extensions should be sympathetic in terms of siting and design in relation to both the existing dwelling, surrounding properties and area, and comply with the Borough Council's space and privacy requirements.
- 3.6.31 Past experience has shown that some extensions have necessitated the demolition of much of the original dwelling with the remainder becoming unsound. In some cases therefore an onus will be on the applicant to demonstrate by means of a structural survey that the existing dwelling can be extended without itself being endangered. If this cannot be demonstrated the proposal will be considered within the criteria applied to replacement dwellings. This will be a particular requirement with respect to Listed Buildings and buildings within Conservation Areas.

**POLICY HOU14 EXTENSIONS TO DWELLINGS OUTSIDE RESIDENTIAL DEVELOPMENT BOUNDARIES**

***Extensions of more than 70% of original total floor area will not be allowed to dwellings outside of a defined RDB unless:-***

- (a) the existing floor area is less than 41 sq.m. (441 sq.ft) where development up to 75sq.m will be acceptable and/or;***
- (b) the design and appearance of the proposed extension is appropriate to the type and character of the existing dwelling and the surrounding area.***

**POLICY HOU15 STRUCTURES TREATED AS EXTENSIONS**

***Where structures such as swimming pools, games rooms, garages or similar are attached or have the appearance of being attached to the original dwelling they will be treated as extensions within the terms of policy HOU14 above.***

**Dwelling Curtilage Extensions**

- 3.6.32 A householder may wish to extend the curtilage of their property for a variety of reasons, and a number of applications of this sort are determined each year. Curtilage has been judicially defined as the ground which is used for the comfortable enjoyment of the house i.e. garden, yard etc. The Borough Council does not wish to encourage this particular type of development in the countryside as the cumulative effect of these proposals is to give the impression of suburbanisation.
- 3.6.33 There are a number of issues to be considered when determining this type of proposal. These include the location and site characteristics both of the associated dwelling and of the land subject to the proposal. This Plan establishes a minimum garden size standard for new dwellings of 65 sq.mts.

Proposals will be more favourably viewed when the existing garden is smaller than this figure and the proposal brings the garden up to this figure. Account will also be taken of the purpose of the proposal and whether it achieves some other planning objective e.g. provides land for a safer vehicular access.

- 3.6.34 Planning permission for a curtilage extension may contain a condition preventing the erection of structures usually classed as Permitted Development (e.g. sheds, greenhouses etc.) if it is considered to be justified for such reasons that the site is prominent in the open countryside and the allowance of normal Permitted Development rights could result in visually intrusive development which would be detrimental to its character and amenity.

#### **POLICY HOU16 EXTENSIONS TO THE CURTILAGE OF A DWELLING**

***Proposals to extend the curtilage of an existing dwelling into the open countryside will not be permitted unless:-***

- (a) The proposal enables the provision of space about dwelling standards in accordance with the Borough Council's Supplementary Planning Guidance.***
- (b) The Proposal enables an unsafe access to the highway, parking or turning arrangements to be improved.***

### **3.7 The Provision of Affordable Housing**

#### **3.7.1 Introduction**

- 3.7.2 The Government has defined affordable housing as encompassing “the range of both subsidised and market housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market as a result of the local relationship between income and market price”. While the Borough Council recognises that all homes are affordable to some people, it is concerned that the housing needs of many groups within the community are not met by providers operating solely according to market principles.

- 3.7.3 The provision of affordable housing through the general market process, for example as a result of high density smaller dwellings has limitations, as it is unlikely to meet the broader need for affordable housing for families, nor will it necessarily remain low cost if it is produced for sale rather than for rent or shared equity.

- 3.7.4 Taking into account Circular 13/96 and the advice in PPG3 the following are examples of dwellings which can meet affordable needs:

- Rented dwellings provided and managed by registered housing associations and other social housing agencies. It is envisaged that the majority of affordable housing provided, will be managed by housing associations.

- Dwellings for shared-ownership, again often with Housing Association involvement.
- Dwellings which meet the specific needs of groups not currently well provided for by the market. These will include larger family dwellings, sheltered and other housing for those with special needs including people with disabilities, starter homes for first time buyers and smaller dwellings for the increasing numbers of single person households. Low cost market housing is an example of this type of affordable housing provision.

- 3.7.5 The Borough Council is especially keen to ensure that the dwellings provided as a result of this policy continue to meet pressing housing needs into the future.
- 3.7.7 One of the best ways to ensure that affordable housing remains accessible to those who need it, is through the involvement of a registered Housing Association or charitable body and where there are arrangements to prevent “staircasing” to full value. The Borough Council will seek the involvement of Housing Associations or similar bodies in the provision of and maintenance of a stock of affordable housing.
- 3.7.8 Other arrangements such as a partnership between the Borough Council and private developments on the Borough Council’s own land, is possible and has been used in the past. The private sector will also have a role to play in providing low cost affordable homes, particularly in the form of smaller dwellings in higher density schemes. Where appropriate and in accordance with government advice, planning conditions and agreements will be used to restrict the occupation of ‘affordable housing’ to people falling within particular categories of needs.
- 3.7.9 Whatever the means of provision, it is essential that affordable homes are also of good quality. All planning applications subject to affordable housing negotiations will be considered against the Borough Council’s other development control guidelines and policies.
- 3.7.10 Government policy advice currently provides for the provision of affordable housing to differ in urban and rural areas. In rural areas affordable housing can be provided on “exceptions” or “off-plan” sites as well as on allocated sites. However, such “exceptions” are subject to specific criteria and restrictions, of which one of the most important is that the housing should meet the specific local needs of a community and of identifiable qualifying individuals or households. Such housing is to be subject to occupancy conditions and affordability must be ensured in perpetuity. While “exceptions” sites must meet purely local needs for affordable housing, the Borough Council will also expect affordable housing to be provided in rural areas on allocated and other non-exceptions sites to meet primarily local needs. In such cases, the types of local housing needs survey referred to later in this section will provide a means of identifying qualifying occupiers with respect to the criteria set out in the supporting text to Policy HOU18.

- 3.7.11 In urban areas, however, there is an opportunity to provide for both local needs as well as tackling the need for affordable homes strategically, particularly, for example, on larger sites.
- 3.7.12 Where affordable housing is provided on sites, other than "exceptions" sites, whether urban or rural, the Borough Council will seek by negotiation and according to evidence of need the most appropriate type of affordable housing provision. This, therefore, may mean rented or shared equity housing subject to occupancy conditions to help ensure affordability and accessibility to those in need, as well as, or instead of, housing for outright purchase.
- 3.7.13 **The Need for Affordable Housing: Evidence.**
- 3.7.14 The Borough Council has identified by the use of survey and other information more precisely the level and type of need for affordable housing in the Borough and in sub-areas of it. This information will also be used to develop the Borough's Housing Strategy and in the Housing Investment Programme (HIP) submissions. Borough-wide and site specific targets for the amount and type of affordable housing needed will be defined.
- 3.7.15 The current evidence of need from such survey work is set out in the document "Housing Needs Survey Final Report" (March 1995). The level of need identified by the Housing Needs Survey is such that the Borough Council will seek to negotiate in accordance with Policy HOU17 for affordable housing provision on residential developments of 25 or more dwellings or more than 1 hectare in settlements of 3000 or less population, and elsewhere on sites of 1.5 hectares or more or 40 or more dwellings.
- 3.7.17 In negotiating for provision the Borough Council will consider:-
- a. the evidence of the nature and extent of need;
  - b. the site's development viability including site conditions, location and housing market conditions;
  - c. the economics of housing provision in the area.
- 3.7.18 Policy HOU17 will also apply to non-allocated sites which come forward as well as those allocated in the Plan and where unimplemented permissions are being renewed.
- 3.7.19 In its consideration of whether a particular development should provide some element of affordable housing, the Borough Council will also take into account the constraints and opportunities affecting the viability of the proposal. These will include infrastructure requirements such as highway works, foul and surface water sewerage, education and community facilities, open space and other relevant amenity or environmental conditions as well as location and housing market requirements.
- 3.7.20 The scale of the development proposed will also be important. Negotiations would normally begin, on housing developments of 25 or more dwellings or

residential sites of more than 1 ha in settlements with a population of 3000 or less, and elsewhere on schemes of 40 or more dwellings or residential sites of over 1.5ha. or in accordance with current Government advice. It is recognised that very small developments on infill or similar sites may prove incapable of supporting affordable housing units as well as market ones. This approach however, may be amended as more information becomes available.

It is recognised that some sites would only produce very small numbers, possibly single dwellings. There is evidence of Housing Associations managing single units, where they have a presence in an area. Low numbers are not therefore considered to be a problem in management terms.

### **POLICY HOU17 PROVISION FOR AFFORDABLE HOUSING**

***Where there is a demonstrable need for affordable housing, the Borough Council will seek to negotiate an appropriate element of affordable housing on housing developments of 25 or more dwellings or residential sites of more than 1 ha in settlements with a population of 3000 or less, and elsewhere on schemes of 40 or more dwellings or residential sites of over 1.5ha.***

***In negotiating for such provision the Borough Council will have regard to:***

- a. the evidence of the nature and extent of need;***
- b. the site's development viability including site conditions, location and housing market conditions;***
- c. the economics of housing provision in the area.***

The Occupation and Permanence of Affordable Housing

- 3.7.21 A key objective of bringing about affordable housing provision is to ensure that such housing is occupied by those in need of such accommodation and that such dwellings continue to be available to such groups. It is recognised that small market built dwellings can meet the needs of some groups such as first time buyers and single person households and are likely to remain relatively low-cost into the future.
- 3.7.22 Arrangements for controlling occupancy will not generally be needed for low cost market housing unless it is evidently discounted. Where, however, the affordable housing provided is made available below normal market prices (i.e. is effectively subsidised) special mechanisms will be needed to control occupancy and ensure the affordability of the dwellings remain in perpetuity. In such cases the Policy HOU18 will apply.
- 3.7.23 The preferred approach for exercising control over occupancy will be through the use of a management agent such as a registered Social Housing Landlord, often a Housing Association. Alternatively and particularly if there would not otherwise be a restriction on occupancy, it would be appropriate to use planning obligations or conditions in a way that ensures that as far as possible the housing built is occupied only by people falling within particular categories of

need such as those set out in policy HOU18 and HOU19. In addition, if market housing is provided at a substantial discount it may also be appropriate to use resale covenants secured through Section 106 Agreements which would seek to ensure that the discount is passed on to successive occupiers who would also need to satisfy affordable housing need criteria. The Borough Council will have regard to the latest national planning policy advice in considering these matters.

### **POLICY HOU18 SUBSIDISED AFFORDABLE HOUSING**

***Where subsidised affordable housing is proposed the developer should satisfy the Borough Council that the affordable dwellings provided will benefit subsequent as well as the initial occupants. Where appropriate occupancy will be controlled by Section 106 agreement or by condition. The proposed arrangements for the long term control of occupancy will be a material consideration in deciding whether to grant planning permission.***

***To achieve these requirements, it will be necessary to:***

- a. demonstrate that potential occupants are unable to afford to buy or rent housing in the locality from other available sources;***
- b. involve a managing body such as a housing association or other organisation which can fulfil the same function;***

***In rural areas first priority should be given to addressing the local need for affordable housing as referred to in Policy HO19. More detailed surveys of housing need for specific rural communities or parishes will be considered if these are available.***

### **Affordable Housing on Exceptions Sites in Rural Areas**

- 3.7.24 In rural areas the Borough Council can permit a development of affordable housing on sites where planning policy would normally prevent residential development occurring. This is often known as the “exceptions” approach.
- 3.7.25 The provision of affordable housing in any residential proposal, however, is only one of the material considerations to be taken into account. In particular, that consideration will not override any other material planning matter. Any proposal must accord with other planning policies and standards and in particular demonstrate that there would be no detrimental effect to the form of or character of the settlement or to the surrounding countryside.
- 3.7.26 Proposals will therefore still need to be accommodated satisfactorily on site and be sympathetic to the form and character of the settlement and its locality. Therefore other policies in this plan, particularly in the environment and development chapter and elsewhere will be applicable. There will also continue to be a general presumption against inappropriate development in Green Belt locations. Therefore, proposals for affordable housing exceptions sites in Green Belt areas will need to demonstrate that they are appropriate development within the Green Belt.

- 3.7.27 Exceptions sites will probably only play a minor role in the provision of affordable housing. Only wholly affordable housing schemes are acceptable and a “cross subsidy” approach is not appropriate on such sites.
- 3.7.28 The preferred approach is that exceptions for affordable housing schemes should be located on the edge of a selected settlement with a defined Residential Development Boundary. These settlements are more likely to offer an adequate level of services and facilities. It is recognised however that some rural areas and communities may be disadvantaged by this approach and therefore the Borough Council is prepared to consider other locations through the application of Policy HOU19.
- 3.7.29 Exception schemes in rural settlements are only intended for people with identifiable local connections and/or an employment related need to live locally. It is not aimed at those who wish to take advantage of a scheme providing low cost accommodation in rural locations. Local shall mean the parish or settlement in which the site is located.
- 3.7.30 Acceptable categories of local need would include:-
- (i) Existing residents needing separate accommodation in the area, such as newly married couples and people leaving tied accommodation on retirement;
  - (ii) People whose work provides important services and a need to live closer to the local community;
  - (iii) People who are not necessarily resident locally but have long standing links with the local community; (for example, elderly people who need to move back to a settlement to be near relatives).
  - (iv) People with an offer of a job in the locality, who cannot take up the offer because of lack of affordable housing.
- 3.7.31 In all cases, those groups or individuals should be those who are unable to gain access to housing provided by conventional market sources. It is anticipated that the managing body for the affordable housing, will be responsible for establishing the eligibility of potential occupiers and, where possible, should take the opportunity of doing so in conjunction with a Parish Council or other community group. This policy does not relate to proposals for agricultural or forestry workers which are dealt with elsewhere in this chapter.
- 3.7.32 The Borough Council’s Housing Needs Survey, does not provide detailed household specific information required for the application of Policy HOU19. Experience elsewhere suggest that the most effective way of providing such evidence is by carrying out a local survey. The Borough Council would strongly encourage the implementation of such surveys by Parish Council, registered charitable groups, other responsible community organisations or any combination of the above. It should be recognised that such surveys require care to be taken in terms of questionnaire design, field work and subsequent analysis. Interested parties are advised to contact the Borough Council and/or Staffordshire Rural Community Council. In addition to the evidence of needs, the Borough Council also look at the inclusion within the

Proposal of secure arrangements for the affordability and accessibility of the dwellings for successive affordable housing needs groups as well as the initial occupiers.

### ***POLICY HOU19 - AFFORDABLE HOUSING ON EXCEPTIONS SITES***

***Planning permission will exceptionally be given to proposals for wholly affordable housing schemes on land that would not otherwise be released for residential development.***

***Sites should be located adjacent to a defined residential boundary unless it can be shown that:***

- i. the proposal cannot be accommodated within or adjacent to a Residential Development Boundary***
- ii. as far as possible the development will be on previously developed land;***
- iii. services and facilities exist within the settlement which will be accessible to and of benefit to the potential residents.***

***Proposals will also have to meet the following criteria.***

- i. The dwellings will only be occupied by suitably qualified persons as referred to in Policy HOU18 and have either local connections and/or an employment related need to live locally;***
- ii. the scheme is to meet a demonstrable need for the number, type and size of the proposed dwellings at the estimated outturn selling price or rent;***
- iii. where appropriate, there are provisions (legal agreements or conditions) to ensure that the scheme will serve future occupiers in need as well as the initial ones;***
- iv. the proposal accords with other planning policies and standards and there is no detrimental effect upon the form or character of the settlement or the countryside.***

### **The Provision of Small Dwellings**

- 3.8.1 In order to avoid over-development by extensions to dwellings in an area of high density housing comprising one or two person households, planning conditions may be attached to the grant of planning permission to remove normal permitted development rights.
- 3.8.2 It is recognised that in general, one and two person households are likely to produce less vehicle movements than the same number of traditional family homes, although service traffic is likely to be unaltered. However, given the

- larger number of dwelling units per acre the total volume of traffic from a particular area may be similar to that from a lower density development.
- 3.8.3 Traffic generation is likely to vary significantly dependent on local circumstances. For example, traffic generation from development in rural areas is likely to be greater than from the same type of housing in urban or suburban areas which may be better served by public transport.
- 3.8.4 Local Parking standards for the development of small dwellings will need to be agreed and should be tailored to meet the needs of the type of resident likely to be accommodated. Small households are likely to generate less cars per dwelling than family houses and this may be reflected in the required standards. However, visitor parking areas must also be provided and these may be best accommodated in small groups scattered throughout the development, but always designed and located to ensure optimum usage. Accommodation for elderly people may also require less provision for residents but is likely to attract as many, if not more, visitors than conventional housing. Any flexibility in standards would be frustrated in the future if large numbers of dwellings were extended. Agreements may therefore be sought to control the future extension of dwellings.
- 3.8.5 In developing small homes, many developers may wish to keep the cost of construction down by the provision of car parking spaces as opposed to garages. This will be generally acceptable, although the provision of some spaces ultimately capable of accommodating garages would introduce a greater element of choice in the development.
- 3.8.6 Areas containing small houses specifically designed to cater for single people or couples, would have different open space requirements to areas of traditional family housing. For example, whereas older people may prefer to be able to sit and talk, children require recreational space in which to play.
- 3.8.7 As small homes are likely to be built in greater unit density than other forms of housing, it is important to make good use of small pockets of open space and to pay great attention to the quality of both the hard and soft landscaping. This should help to create a pleasing aesthetic effect by providing visual relief and interest to an otherwise very urbanised form of development.
- 3.8.8 Open space standards may be relaxed to serve areas to be developed for small dwellings dependent on the particular circumstances of the proposal. A consequent improvement in the quality of landscaping would be required.
- 3.8.9 Although the need for private open space on most estates for one and two person dwellings is likely to be lower than in the case of traditional housing. Many people who wish to live in small houses, either because of their age or lifestyle, do not wish to devote time or money to maintaining or using private open space. Others may like gardening and private outdoor living space. It should be possible to accommodate both demands, but where private gardens are reduced, increased importance will be attached to privacy and the relationship of buildings both to each other and the surrounding space.
- 3.8.10 In situations where little garden space is needed, it may be necessary to provide a physical gap between buildings. Problems of future maintenance

may arise in such situations and there may be merit in incorporating the areas in larger gardens rather than for public open space. In the case of small dwellings relaxed standards may be applied.

### **The Needs of the Elderly and those with Disabilities**

- 3.8.11 Given the increasingly ageing character of the population, it is important that the housing needs of elderly persons are given attention wherever new residential development is proposed. While many elderly people wish to and are able to live in standard housing all their lives, the existing housing stock substantially fails to address the needs that many elderly people have. The potential shortfall in accommodation for the elderly needs precise identification and may require a greater proportional development of housing for the elderly than would otherwise be the case. The same may apply to housing of the disabled.
- 3.8.12 In planning terms, the needs of elderly and disabled people have similarities. In both cases the location of housing is highly significant in terms of access to day to day facilities, such as local shops or a Post Office and public transport. Site characteristics are also important; for example there must be sufficient scope for amenity space (but not large private gardens requiring maintenance), visitor parking and drop-off facilities for ambulances. Dwelling units should be designed so as to afford maximum comfort and minimum obstacles to movement; generally they will need to be smaller, more economical and manageable than traditional family housing.
- 3.8.13 It is also likely that other types of household other than the elderly and the disabled will benefit from houses built to the requirements of such groups. This is particularly so, for example, in the case of families with young children, or those who may temporarily or permanently accommodate an elderly or disabled relative.
- 3.8.14 In addition when housing is built to mobility standards, residents who become disabled or who through long term occupancy, become elderly will not necessarily need to move home as a result of their change in personal circumstances. The increased emphasis on care in the community also supports the greater provision and dispersal of housing which meets special personal needs. Such housing helps people who develop special needs from having to leave their communities.

### ***POLICY HOU20 THE NEEDS OF THE ELDERLY AND THE DISABLED***

***Where the Borough Council can provide specific evidence of need for special elderly and disabled dwellings it will seek to negotiate adequate provision for such needs in proposed developments. In all other cases, the Building Regulations will apply.***

### **3.9 The Provision of Accommodation for Gypsies**

3.9.1 The County Council's previous statutory duty to provide adequate accommodation for gypsies residing in or resorting to the area was revoked in November, 1994. The appropriate Structure Plan Policy (62) states that:-

*The County Council will provide and encourage the provision and development of gypsy caravan sites by public authorities, the gypsy community and other private agencies to satisfy the need for:-*

- (a) *as a short term measure, emergency sites to be provided in areas where illegal encampments are causing social and other problems:*
- (b) *permanent sites to meet the needs of gypsies residing in the area; and*
- (c) *transit sites to meet the needs of gypsies resorting to the County.*

3.9.2 In Stafford Borough a single site has been provided by the County and Borough Councils (at Glover Street, Stafford). Several privately owned and run sites are now operating at Hopton where there is evidence that additional provision could cause undue stress between the gypsy and non-gypsy community.

3.9.3 If further sites are required (or the relocation of existing sites) the guidance given by Central Government Circulars will be followed in seeking possible sites or in determining planning applications for private gypsy sites. Sites would need to be acceptable to the gypsy, travellers or other similar groups themselves; within easy reach of community and other facilities; in locations where the environment provides acceptable living conditions and where the development will not have unacceptable environmental consequences. Sites should have good vehicular access to the road network, so as to minimise inconvenience to neighbours.

***POLICY HOU21 PROVISION OF ACCOMMODATION FOR GYPSIES***

~~***In seeking any possible gypsy sites, or in determining any planning applications for private gypsy sites, the Local Planning Authority will have regard to the following factors:-***~~

- ~~(a) ***the impact of the proposals on the adjacent land uses and the amenity of any neighbouring residents;***~~
- ~~(b) ***the visual impact of the proposal; landscaping and screening. Some sites may require substantial landscaping in order that they can be well screened from all sides;***~~
- ~~(c) ***the provision of satisfactory vehicular access to the road network and the ability of the local road network to accommodate safely any additional traffic generated;***~~
- ~~(d) ***the provision of adequate parking, turning and servicing facilities within the site;***~~

~~(e) *the consistency of the proposal with agricultural, archaeological, countryside, environmental, Green Belt, A.O.N.B. and Special Landscape Area policies.*~~

### 3.10 **Canals and Housing**

3.10.1 There is a limited demand for housing in the form of permanent residential moorings on canals. Permanent moorings are not merely a case of the siting of canal boats, but also require off-water facilities, such as car parking.

3.10.2 Permanent moorings should be viewed in the same context as other forms of built dwellings although the Borough Council recognises that permanent dwellings on canals are unique. Hence, whilst it is recognised that proposals for permanent moorings may be most commonly outside of Residential Development Boundaries, these should still, where possible, be within built-up areas or at locations where buildings might be re-used for associated facilities.

3.10.3 Canal development should contribute positively to the function and appearance of the canal and should take account of the need to protect conservation areas and wildlife. Within this context, and that of Policy RLT9, proposals for permanent residential moorings are likely to be considered favourably.”

### 3.11 **New Residential Development**

#### **The Provision of Sufficient Land for New Residential Development**

3.11.1 The Staffordshire County Council Structure Plan requires Stafford Borough Council to identify sufficient land to cater for the development of 9,100 new dwellings between 1986 and 2001. In making his decision on the amount of new housing that the various districts would have to accommodate, the Secretary of State for the Environment considered that the requirement would allow the Borough to develop its strategic role within the County; encourage infrastructure investment; and accommodate demands within the Borough, including any which may arise from the diversion of some demand from South Staffordshire.

3.11.2 Of the 9,100 new dwellings however, a number have been completed since the plan period began in 1986 or are currently under construction. In addition a substantial number of dwellings have already been granted planning permission at various sites throughout the Borough, but have not yet been subject to any building work.

3.11.3 Experience also shows that dwellings are continuously being added to the dwelling stock on sites not specifically allocated for new residential development in the statutory local plan. These are allowed within a policy context and occur by means of infill, conversion or redevelopment. These are termed ‘windfalls’ and are an important numerical contributor to the provision of new dwellings. This contribution is projected for the remainder of the Plan

period within Table 1. The largest contribution is expected from small sites (up to 0.4ha) 260 units, with a further 100 from medium sites (0.4 - 1ha)

- 3.11.4 In accordance with the guidance given in the revised PPG3, the 'windfall' contribution has been based on an extrapolation of past completion rates on windfall sites of up to one hectare in size.
- 3.11.5 Table 1 below illustrates both the method and figures used in the assessment of the residential residual figure. Using the methodology recommended by the Local Plan Inquiry Inspector and applying an April 1997 Base Date.

Table 1

**SBLP2001 Housing Requirements.**

	<b><u>April 1997 Base</u></b>
A. <b><u>Structure Plan Provision</u></b>	<b>9100</b>
<hr/>	
<b><u>Development since start of plan period (1986)</u></b>	
B. Completions	5883
C. Dwellings under construction (Sites of more than 10 dwellings)	86
D. <b><i>Total (B +C)</i></b>	<b>5969</b>
<hr/>	
<b><u>Commitments</u></b>	
E. Sites over 10 dwellings	713
F. Less 10% non-implementation allowance	71
G. <b><i>Assumed completions total (E-F)</i></b>	<b>642</b>
<hr/>	
<b><u>Allowances for 'Windfalls'</u></b>	
H. i. Small sites less than 0.4ha (65 per annum)	260
I. ii. Medium sites between 0.4ha and 1ha (25 per annum)	100
J. <b><i>Total windfalls allowed for (H+I)</i></b>	<b>360</b>
<hr/>	
K. <b>Provision to date and allowed for</b>	<b>6971</b>
<b><u>'Residual' calculation</u></b>	
L. Residual requirement (A-K)	2129
M. Non-Implementation allowance	213
N. <b><i>Total requirement (L-M)</i></b>	<b>2342</b>
<hr/>	
O. <b><u>Allocation in this Plan</u></b>	2382
P. <b><i>Balance (O-N)</i></b>	<b><u>+40</u></b>
<hr/>	

- 3.11.6 Site capacities have been assessed by making a series of assessments starting from an average density of 25 dwellings per hectare measured “gross” i.e. including the total site area. When account is taken of areas which are not developed, such as playing fields or play areas a higher “net” figure results for the parts of the site on which the housing is built.
- 3.11.7 Each site has different characteristics which may affect densities including for example, significant areas of trees or areas which need to be retained as strategic landscaping. Other factors such as the size and shape of a site can influence net density. The characteristics of each site which would affect density are referred to in the description given in relation to individual proposals. Where submissions were made by promoters of individual sites during the Plan’s preparation or the Public Inquiry, these are also taken into account.
- 3.11.8 The numbers of dwellings attributed to each site are neither maximum or minimum numbers. Experience has shown that market factors are the principal determinant of number of dwellings built. In some cases assumed numbers will be exceeded whilst in others they will not be met. A general allowance of 10% has been used for non-implementation in respect of commitments and the residual requirements shown in Table 1.
- 3.11.9 The numbers of dwellings granted permission on each site will be the subject of annual monitoring through “Land for New Homes” and will be taken into account in reviewing the plan.

3.11.10 **Allocations for New Residential Development**

Allocations for new residential development are set out below.

3.11.12

Stafford

HP1 Land at former BRC Works	300	
HP2 North Baswich	280	
HP3 Rickerscote	350	*
HP4 Land at Burton Bank Lane	35	
HP5 Land at MAFF Offices, Newport Road	30	
HP6 Land at Pioneer Concrete, Silkmore Lane	45	*
HP7 Land at Douglas Removals, Rickerscote Road	12	
HP8 Land Adjacent to 87 Queensville, Stafford	12	
HP9 South of Doxey Road, Stafford	170	◆
HP10 Land to the South of Baswich, North of Milford Road, Stafford 100		◆
HP11 Land north of Tixall Road, Stafford	120	◆
HP12 Land north of Falmouth Avenue, Stafford	100	◆
HP13 Land to the north of Beaconside, Stafford	300	◆

Stone

HP14 Land at Whitebridge Lane	300	
HP15 Land at Parkhouse	29	
HP16 Land to the south of Common Lane, Stone	80	◆
HP17 Land north west of Trent Road, Stone	39	**◆

Other Areas

HP18 Land at Blythe Bridge	15	
HP19 Land at Haughton (Land to the west of Station Road)	16	
HP20 Land at Haughton (Land between Jolt Lane and Park Lane)	13	
HP21 Land at Hixon Church Road/Mount Farm	35	
HP22 Land west of Church Lane, Hixon	40	◆
<b>Total estimated capacity of new sites</b>	<b>2382</b>	<b>***</b>

\*Extended Proposals

\*\*Previously treated as a committed site subject to agreement on Section 106 and not included in total capacity to avoid double counting.

\*\*\* Proposal HP17 is not included in this total as it is already recorded as a commitment.

◆ Allocation chosen from those suggested by the Inspector

- 3.11.13 It is important to note that while the text accompanying each of the proposal sites sets out many issues to be taken into account in the development of the sites, these are not exhaustive in coverage. The policies set out in the Plan contain further requirements, for example for N.P.F.A. standards of open space provision, layout, parking, social housing and other matters. These policies will vary in applicability from site to site, but where relevant will normally require to be met.

3.12

**~~PROPOSAL HP1 – RESIDENTIAL DEVELOPMENT OF LAND AT FORMER BRITISH REINFORCED CONCRETE WORKS, SILKMORE LANE~~**

**~~The Borough Council allocates the site shown as HP1 on the Stafford Area Inset Map for residential development of 300 dwellings.~~**

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**Location**

- 3.12.1 ~~The site is located adjacent to the primary road network and within a mile of the town centre. The site is located close to the Queensville Roundabout and is bounded to the south-west by Meadow road, to the south-east by Silkmore Lane, to the north-east by the remaining employment use site adjoining Queensville and to the north-west by the Queensville Retail Park. The site area is 10.73 hectares and is proposed to accommodate 300 dwellings. This takes into account the submissions made by the promoters of the site including the retention of trees on the Silkmore Lane frontage (included within a Tree Preservation Order) and the on-site provision of playing fields.~~

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**Description**

- 3.12.2 ~~Access to the site is currently from Silkmore Lane and the feeder road to the Retail Warehouse Park. There are trees along both the south-western and south-eastern boundaries of the site which serve to visually break up the edge of the site in those areas. Trees covered by TPO 172 (1992) should be retained in any redevelopment of the site.~~
- 3.12.3 ~~There is an electricity sub-station adjoining the north-western part of the site. The site is visible from the railway line, Silkmore Lane and GEC plant.~~
- 3.12.4 ~~Part of the site is close to the railway line. The noise from the railway line would need to be considered when designing the layout of the site. The Borough uses the guidelines agreed by the Midlands Joint Advisory Council to assess the potential impact that the railway would have on the development. Noise measurements need to be taken for a full assessment to be made.~~
- 3.12.5 ~~Part of the site (NE portion) abuts the remaining employment use and suitable noise attenuation measures will therefore be required on both the residential allocation site and in any redevelopment on the remaining employment site. The site is of sufficient size to require the provision of additional primary school places and contributions towards them by the developer.~~

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**Water Supply and Drainage**

3.12.6 — A requisition under Sections 41 to 44 of the Water Industry Act 1991 may be required for on and off site water mains to serve this development. Foul and surface water flows should be separated to provide additional foul capacity in existing sewers. Severn Trent consider that providing foul sewage flows are restricted to existing levels there should be no difficulties with the capacity of the existing system, this should however be verified by the developer.

3.12.7 — The method of disposal of surface water should be approved by the Environment Agency and the Sow & Penk Drainage Board. This is because flood levels from the Rising Brook during peak flow conditions regularly affect nearby industrial premises on Silkmore Lane. A water retention feature on the redeveloped site's surface water system may be required.

### Highways and Access

3.12.8 — In view of traffic operational problems on the surrounding highway network new development should not exacerbate the existing situation. The Highway Authority is particularly concerned about the effect of new development on the highway network in this area and the primary flow corridor of the A34 in particular.

3.12.9 — Initial tests suggest that improvements on the surrounding highway network are required to enable the development to be satisfactorily assimilated into the highway network. These works would include the widening of Silkmore Lane between the site and the Queensville Roundabout junction, land which is outside the site and highway limits. Consideration will also need to be given to the facilitation of movement by cycle.

3.12.10 — A Traffic Impact Appraisal (TIA) will be required to assess the impact of the proposed development on the surrounding highway network.

— The proposal would be accessed from Silkmore Lane and may require the provision of a 'ghost' island.

### Developer contributions and planning obligations.

3.12.11 — 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 INT 1 "Planning Obligations".

3.13

***PROPOSAL HP2 – RESIDENTIAL DEVELOPMENT OF LAND AT NORTH BASWICH, STAFFORD.***

***The Borough Council allocates the site shown as HP2 on the Stafford Area Inset Map for residential development of 280 dwellings***

### Location and Description

3.13.1 — The site comprises some 14.2 ha. of land to the north of existing residential development, in the Baswich area of Stafford, which abuts its southern boundary. The western boundary and northern boundaries are formed by the

~~Baswich Lane and EDR mainline railway respectively. The western edge of the site is an existing field boundary. Noise attenuation measures and screening from the railway will need to be taken into account in the design and layout of the site.~~

~~3.13.2 The site is currently divided into two large fields by a prominent hedgerow. Hedging and hedgerows trees run along many parts of the site boundary. The proposed development should incorporate the features into the design and layout of the site, particularly where existing vegetation screens views into the site. The site undulates markedly being divided by hollow features following the north-south field boundaries, which bisect the site and form the eastern boundary respectively.~~

~~3.13.3 The site lies close to the Baswich Meadow site of Special Scientific Interest and a Grade II Site of Biological Interest (SBI) at GR 954220. The development should not have a damaging impact on these areas. The key issues in this respect are likely to be in respect of foul and surface water drainage arrangements which would involve independent pipelines crossing the land between the canal and the River Sow to the River and Brancote Water Reclamation Works respectively. The views of English Nature must be taken into account in developing the site in order to safeguard the SSI and SBI.~~

~~3.13.4 This development may require developer contributions towards the provision of school places at Infant's, Junior and High School levels.~~

#### ~~Water Supply and Drainage~~

~~3.13.5 The proposed development may be above the level to which water from the mains can be supplied. A booster station and mains reinforcement are required to guarantee water supplies. Severn Trent Water planned the route of the reinforcement main along the proposed Stafford By-pass protected route.~~

~~3.13.6 It should be noted that a revised route for the Bypass has been under consideration but no decision by the Highway Authority (Staffordshire County Council) has yet been made. Requisition under the Water Industry Acts will be required for on/off site works.~~

~~3.13.7 Surface water from the site should be discharged direct to the River Sow via a new surface connection. Such a connection would cross the floodplain of this river and full details of this must be forwarded to the Environment Agency for approval. The connection will either be in the form of a sewer or development of an existing open ditch system. However, as indicated above the development of the site should not have any damaging impact on the Baswich Meadows SSSI and the nearby SBI. The arrangements for foul and surface water drainage should therefore be approved by both English Nature and the Environment Agency. The Environment Agency have advised that if new surface water sewers are provided which discharge direct to the River Sow then on-site balancing should not be required.~~

~~3.13.8 Severn Trent Water would not wish to see surface water discharged to the public sewerage system. Therefore, separation of foul and surface water~~

flows should occur. The proximity of the works should be also noted in the development of the site. If it is intended to pump flows direct to the sewage works, discussion with STW will be required at an early stage since further direct pumping may be required at the lead works.

### **Highways and Access**

3.13.9 Part of the route of the Stafford Eastern Bypass (SEB) proposal runs through the site along its northern edge. The route is protected from development and therefore to be taken into account in the development of the site. The developer of the site should therefore discuss the requirements for the provision of the Stafford Eastern Bypass with the Highway Authority. The aim should be to maximise the developable area of the site taking into account protecting the SEB route.

3.13.10 Access to the site should be taken from a new access to Baswich Lane. All site works may be required to achieve satisfactory standards.

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

3.13.11 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”.

3.14

**PROPOSAL HP3 RESIDENTIAL DEVELOPMENT OF LAND AT RICKERSCOTE, STAFFORD**

**The Borough Council allocates the site shown as HP3 on the Stafford Area Inset Map for residential development of 350 dwellings.**

### **Location**

3.14.1 The site lies at the southern-most end of built residential development of Stafford. The northern boundary is formed by existing residential development, to the west it is bounded by the mainline railway and the A 449 Wolverhampton Road, to the east and south lies agricultural land.

### **Description**

3.14.2 The total area of the site comprises 20.86 hectares including land for landscape buffer, access, “village green”, pedestrian and cycle links, existing development, habitat creation areas and the reservation of an area for a potential park and ride scheme. The developable area for housing, play areas and playing fields is approximately 14.1 hectares. The site is allocated for 350 dwellings. The density assumption and other requirements take account of the submissions made by the promoters of the site during the Public Local Inquiry.

3.14.3 The design, layout, landscaping and amenity planting of the site should take into account the extensive views into the site particularly from the A449 to the

south and Gravel Lane to the west. Less significant views from School Lane and Rosemary Avenue to the north should also be taken into consideration.

- 3.14.4 At the northern end of this relatively flat area of farm land the field boundaries consist of overgrown "gappy" hedges along which are scattered mature trees. Many of the water courses have mature trees growing adjacent to them. This gives the impression of a reasonably well treed landscape.
- 3.14.5 To the west of the site, adjacent to the railway and the A449 it is proposed that a landscape buffer (preferably a woodland belt) and, where appropriate, noise attenuation measures are required. Within and on the edge of the housing development it is proposed that existing significant trees and hedges should be retained, supplemented by additional tree planting where appropriate.
- 3.14.6 In accordance with the principles set out by the promoters of the site and referred to by the Inspector in his report, a 'village green' is included within the site as an intended protected open space. Additional small open spaces and play areas would be provided along the existing and new pedestrian routes within the site. Playing field provision to the Council's standards may be provided within the site or the Green Network immediately adjacent to it (but without encroaching on the floodplain of the River Penk).
- 3.14.7 The site lies adjacent to the Penk washlands which is of high value for its breeding waders. There is also a Grade II Site of Biological Interest at G. R. 932201. These factors will need to be taken into account in the development of the site.
- 3.14.8 Where development abuts the floodplain to the east of the site it is proposed that the immediately adjacent areas within the floodplain should be enhanced as an ecological habitat by the developers, in accordance with the principles set out by the site's promoters and accepted by the Inspector in his report.
- 3.14.9 Within the site it is proposed that an area adjacent to the A449 and the railway should be reserved for a potential park and ride facility, possibly with a railway station, as referred to by the site's promoters and the Inspector who conducted the Local Plan Inquiry. The area should be maintained in agricultural or open space use until the facility is required.
- 3.14.10 The site may require developer contributions to the provision of school places or a new school.

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

- 3.14.11 A requisition under Section 41 to 44 of the Water Industry Act 1991 for major on and off-site supplies would be required.
- 3.14.12 In view of the surrounding area's propensity to flooding, some sewerage reinforcements are likely to be needed. This part of Stafford is generally weak in sewerage infrastructure.
- 3.14.13 Development will be required to provide adequate drainage with surface water disposal by ground infiltration methods being preferred. Foul water sewerage may require reinforcement outside the site.

- 3.14.14 In view of the site's proximity to the floodplain of the River Penk, a level survey to Ordnance datum is required in order to establish the extent of the floodplain and to identify the extent of the developable area. The Environment Agency will advise on finished floor levels. The extent and capacity of the River Penk's flood plain shall not be reduced as a result of developing this site. There is a network of open watercourses through the site and the method of disposal of surface water will need to be approved by the Sow & Penk Drainage Board. The two watercourses at the eastern and southern boundaries of this site should preferably be retained in areas of landscaping/open space as boundary features of the site.

### **Highways and Access**

- 3.14.15 A Transport Impact Assessment will be required to:-

- \* Examine how the development traffic off a single means of access to the A449 can be satisfactorily assimilated into the highway network with particular emphasis being given to the site access and the A449(T)/Rickerscote Road junction.
- \* Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking with consideration also being given to the merits of introducing a park and ride facility and a new station.
- \* Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction on the A449(T)/Rickerscote Road junction incorporating a pre-signal form of bus-gate. A safety audit for that junction should also be carried out.

- 3.14.16 A bus-only link is required to be provided as part of the development of the site to provide direct access for buses to and from Rickerscote (this may involve works to form the link outside the allocated site but within the area included by the developer as part of their submission to the Inquiry.)

- 3.14.17 Pedestrian and cycle movements are to be encouraged via non-vehicular routes using existing rights of way, supplemented by new routes within the site and to School Lane.

### **Developer contributions and planning obligations**

- 3.14.18 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".

3.15

***PROPOSAL HP4 – RESIDENTIAL DEVELOPMENT OF LAND AT BURTON BANK LANE, STAFFORD***

***The Borough Council allocates the site shown as HP4 on the Stafford Inset Map for residential development of 35 dwellings.***

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**Location**

3.15.1 The site is located adjacent to the A449 Wolverhampton Road and opposite the Garth Hotel. The site is bounded to the south by Burton Bank Lane, to the north by the rear boundaries of properties fronting Springfield Drive and to the west by residential properties on Manor Farm Crescent. The site is 2.28 hectares. It is proposed to allocate this site for residential development for 35 dwellings to take account of the requirement for the retention of trees (included within a Tree Preservation Order) on the site.

**Description**

3.15.2 The majority of the site is bounded by a hawthorn hedge and contains numerous individual and grouped mature trees. The site is relatively flat with only minor changes in levels. The site is situated within a predominantly residential area. The Burton Bank Lane and Moss Pit frontages of this site are bordered by mature oak, holly, chestnut and sycamore. In the centre is a mixed wooded area of cedar, pine, cypress, ash, beech, holly and sycamore. Although individually many of the trees are not significant, as a woodland this group is an attractive feature of the site. Two other features of note are a group of oak, holly, lime and pine to the north of the woodland and the tall yew hedge at the rear of 29-45 Springfield Drive. The number and variety of trees on the site will affect the way in which the site is developed.

3.15.3 These and woodland features should be retained in view of their amenity contribution to the locality. The Borough Council has a detailed Tree Survey of this site. In view of the Borough Council's wish to preserve as many of the trees as possible, it is considered that within the site there is a residual developable area of some 1.4 hectares, capable of accommodating some 35 dwellings at a density of 25 units per hectare. More precise site surveying may lead to the refinement of these figures.

**Water Supply and Drainage**

3.15.4 There are no known drainage constraints, however, the developer must ensure that there is adequate capacity in the public sewerage system. A requisition under S.41-44 of the Water Industry Act 1991 may be required for on-site water mains to serve the site.

**Highways and Access**

3.15.5 Vehicular access to the site should only be from Burton Bank Lane

3.15.6 — The need for minor off-site highway works including a footway on the site frontage will be assessed by the Borough Council as agent to the Highway Authority. The site's development may have trunk road implications for the A449 and therefore access arrangements may require the approval of the Department of Transport. A suitable means of pedestrian access to the remaining road and footpath network would have to be provided as part of the development, including a footway alongside Burton Bank Lane.

#### **Developer contributions and Planning Obligations**

3.15.7 — 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".

4

***PROPOSAL HP5 - RESIDENTIAL DEVELOPMENT OF LAND AT MAFF OFFICES, NEWPORT ROAD, STAFFORD***

***The Borough Council allocates the site shown as HP5 on the Stafford Inset Map for residential development of 30 dwellings.***

#### **Location**

3.16.1 — This site comprises 1.27 hectares of land and buildings fronting Newport Road and adjoining Castle Church, Church hall and residential properties at Edmund Avenue. The site capacity is estimated as 30 dwellings to take account of the potential for conversion of the existing building and the retention of trees.

#### **Description**

3.16.2 — This is an irregularly shaped site situated within a predominantly residential area. The main building, Castle House is a three storey red brick pitched roof structure which has an attractive appearance at the southern end of the site. The Borough Council would wish to encourage proposals for the reuse of this building in any redevelopment of the site. There are also a number of single storey outbuildings in a range of materials including corrugated metal, timber and brick, which it is expected would be removed.

3.16.3 — The open areas of the site include areas which are attractively landscaped and include a number of significant mature trees and hedging. They are an important feature of Newport Road and should be retained within any development in accordance with British Standard 5837. The landscaped nature of the site should also be reflected in any redevelopment.

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

3.16.4 — The developer must ensure that there is adequate capacity in the public sewerage system. Severn Trent Water have indicated that providing flows are restricted to current use levels this should not present problems. A requisition under Section 41-44 of the Water Industry Act 1991 may be required for on-site water mains to serve this site.

### **High Ways and Access**

- 3.16.5 — The A518, Newport Road, is part of the Primary Route Network and as such access to the site should normally be from the internal estate roads. This might be achieved by realigning Edmund Avenue and creating a smaller access cul-de-sac to properties 11-27, this enabling priority to be given to the new estate road, alternatively access would be to the A518 Newport Road.
- 3.16.6 — The edge of carriageway on the section of Newport Road fronting the site has a rather tortuous alignment and is protected by an improvement line. As traffic from the development will need to negotiate this potential hazard, developer funding of the minor highway works which are necessitated to improve this section of the carriageway to a uniform width will be required. If access to a Primary Route is accepted by the Highway Authority a “ghost” island and/or traffic calming may be required.

### **Developer contributions and Planning Obligations**

- 3.16.7 — 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”.

3.17

***PROPOSAL HP6 - RESIDENTIAL DEVELOPMENT OF LAND AT PIONEER CONCRETE SITE, SILKMORE LANE, STAFFORD***

***The Borough Council allocates the site shown as HP6 on the Stafford Area Inset Map for residential development of 45 dwellings.***

### **Location**

- 3.17.1 — This site is bounded to the west by Silkmore Lane, to the north-east by housing (Silkmore Crescent and Hall Close) and to the south and south-west by the washland area and Green Network. It is proposed to allocate the site for residential development, it has a developable area of 1.81 hectares and an estimated capacity of 45 dwellings.
- 3.17.2 — This site is located in a prominent position on the edge of the Green Network with views into and from this site across the Penk Valley and Silkmore Lane.
- 3.17.3 — The site is surrounded on three sides by a thick belt of mature trees. These form an effective screen and as such should be retained.
- 3.17.4 — The existing main buildings forming the concrete works are located at the north-western end of the site. These structures occupy about a quarter of the total site area and are partially screened by trees which should be retained.
- 3.17.5 — The south-eastern part of the site is more open with a variety of trees, shrubs and other vegetation. The raised level of this section of the site indicates that it has been tipped. Available information from the Environment Agency is that the tipped material consists of inert concrete.

- ~~3.17.6~~ The nature of the tip area should however be investigated to determine the materials present and any remedial action necessary to reclaim/develop the site and ensure that no pollution occurs as a result of surface water run-off. There is a probability that landfill gas may be present within the site and this should also be investigated.
- ~~3.17.7~~ Due to the elevated position of the site and the openness of its south and south-eastern edges adjoining the Green Network, emphasis should be placed upon the landscaping and treatment of the tip face. Any proposals should incorporate planting of the scarp slope of the tipped area, and landscaping of the general boundary of the site to ensure a more attractive edge to the Green Network. It may be appropriate to locate open space required by the development in the southern part of the site.
- ~~3.17.8~~ The site adjoins the Green Network and the River Penk washlands which are used by breeding waders (Lapwing, Snipe, Curlew, Redshank). Such wetlands are now rare and consequently are a high priority in nature conservation terms. The development of the site will need to take into account these factors and incorporate appropriate landscaping and design elements to the Borough Council's satisfaction. Surface water and foul sewerage are dealt with below. There is a watercourse along the southern boundary of the site flowing to the Rickerscote Drain. This watercourse should preferably be retained in an area of boundary landscaping/open space.
- ~~3.17.9~~ Although it is believed that the site falls outside the River Penk washlands, the Environment Agency require a level survey particularly of that part of the site nearest the Silkmore Lane frontage, to ordnance datum to establish the extent of the floodplain. Any areas subject to flooding will not be acceptable for development. Any survey work must be carried out in liaison with the Environment Agency.

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

- ~~3.17.10~~ A requisition under Section 41-44 of the Water Industry Act 1991 may be required for on-site water supply mains to serve this development.
- ~~3.17.11~~ Two public sewers cross the site, no development to take place over these sewers. Pumping of foul and surface water may be required. Protection for public sewers from land drainage flooding would be required.
- ~~3.17.12~~ The need for sewer diversion should be determined by the developer. If required and feasible this would be at the developer's expense. The developer must also ensure that there is adequate capacity in the public sewerage system, that foul and surface water flows are separated and that the discharge of surface water is to the approval of the Environment Agency.

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#### **Highways and Access**

- ~~3.17.13~~ Access would be to the Silkmore Lane subject to the approval of the Highway Authority. The County Council is concerned with the effect of additional traffic in the Silkmore Lane corridor but would accept limited development related in volume to the potential traffic which could be generated by the use of the site.

for employment purposes. The Highway Authority also require satisfactory visibility splays to be provided at the site access junction with Silkmore Lane and that consideration should be given to measures to facilitate movement by cycle.

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### **Developer contributions and Planning Obligations**

3.17.14 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”.

3.18

***PROPOSAL HP7 - RESIDENTIAL DEVELOPMENT OF LAND AT DOUGLAS REMOVALS SITE, RICKERSCOTE ROAD, STAFFORD***

***The Borough Council allocates the site shown as HP7 on the Stafford Area Inset Map for residential development of 12 dwellings.***

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### **Location**

3.18.1 This site is located to the east of Rickerscote Road on the edge of the Green Network with views across the Penk Valley. Access is from Rickerscote Road between Bridge House and number 119 Rickerscote Road. It is proposed to allocate the site for residential development, the site's capacity is 12 dwellings.

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### **Description**

3.18.2 The majority of the Douglas Removals site is not visible from the Rickerscote Road. It is located to the rear of houses fronting onto Rickerscote Road. The site is visible from parts of the Green Network, particularly from the access road to Rickerscote Hall. The total site area is 0.45 hectares.

3.18.3 The entrance to the site on Rickerscote Road is currently a narrow gap in a hedge opposite some residential properties. This turning is a known traffic problem and is considered unsatisfactory. The area is predominantly residential in character.

3.18.4 Parts of this site have been tipped and are raised above the existing washlands levels. The site can be viewed from the access road to Rickerscote Hall and parts of the Green Network. The site projects into the Green Network.

3.18.5 There are several trees around the edge of the site, most notable being the poplars along the western boundary. Like willows this species is unsuitable for retention in either an industrial or housing development due to problems associated with their roots, particularly on small sites like this. Replacement with suitable species for screening will be required.

3.18.6 The layout and design of the development will need to respect the site's position relative to the Green Network and to views into the site from the opposite side of the Penk Valley, this will require appropriate landscaping

~~treatment to parts of the southern and eastern site boundary to soften the impact of development.~~

### **Water Supply and Drainage**

- ~~3.18.7 — A requisition under Section 41-44 of the Water Industry Act 1991 may be required for on-site water mains to serve this development. On-site separation of foul sewage and surface water is required. Surface water drainage must be to the Environment Agency's satisfaction and the developer must ensure that there is adequate capacity in the public sewerage system.~~
- ~~3.18.8 — Part of the site was originally within the floodplain of the River Penk however tipping has been carried out over the last 5-10 years by Danks and Co., Tarmac Contractors, Woodside, Barnbank Lane, Moss Pit, Stafford. The Environment Agency have no knowledge of land drainage consent being given for this tipping.~~
- ~~3.18.9 — The developer will need to assess the extent of flooding in relation to this site. The Environment Agency require a level survey in ordnance datum in order to ascertain the extent of the floodplain. Areas liable to flooding will not be acceptable for development.~~

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### **Highways and Access**

- ~~3.18.10 — It is likely that the most appropriate development will be off a single cul-de-sac accessed from Rickerscote Road to the approval of the Highway Authority.~~

### **Developer contributions and Planning Obligations**

- ~~3.18.11 — 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".~~

3.19

**~~HP8 - RESIDENTIAL DEVELOPMENT OF LAND ADJACENT TO 87 QUEENSVILLE, STAFFORD~~**

**~~The Borough Council allocates the site shown as HP8 on the Stafford Area Inset Map for residential development of 12 dwellings.~~**

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### **Location**

- ~~3.19.1 — The site comprises an area of vacant land on the east side of Queensville to the east of the northern end of Queensville Bridge. The land is bordered to the north by housing and to the south by a car hire and vehicle recovery depot. Spital Brook runs along much of the site's boundary with the exception of residential development of Hawthorn Way. The site area is some 0.45 hectares and has an approximate capacity of 12 dwellings.~~

~~3.19.2 A former landfill site lies approximately 220 metres to the south west of the site and it is believed to have been filled with general factory waste between 1920 and 1977. Any potential developer should be aware of the existence of the landfill so that the possibility of gas migrating from the landfill site to the development can be considered.~~

~~3.19.3 The site is adjacent to the Green Network. It lies on the western extremity of an extensive area of open land close to the confluence of the Rivers Sow and Penk. Any proposals should emphasise the landscaping of the eastern boundary of the site to ensure a more attractive edge to the Green Network. The existing trees on the Queensville Bridge embankment to the west of the site need to be retained to screen views of the ALSTHOM/GEC building.~~

#### ~~Water supply and drainage~~

~~3.19.4 Severn Trent Water have commented that the existing public foul water sewerage in Queensville will accommodate the foul flows from this site. Public surface water sewerage is available but may not have sufficient spare capacity to accommodate the additional surface water flows. Surface water may be drained to the local land drainage system and the developer should liaise with the Environment Agency in this respect. In relation to water supply, Severn Trent Water indicated that the site can be supplied from the existing network.~~

#### ~~Highways and Access~~

~~3.19.5 Stafford Borough Council as agent to the Highway Authority may seek to enter into an agreement to provide off-site junction improvement works between the local road (Queensville) with the A34 Lichfield Road in order to accommodate residential development.~~

#### ~~Developer contributions and Planning Obligations~~

~~3.19.6 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”.~~

3.20

***PROPOSAL HP9, RESIDENTIAL DEVELOPMENT OF LAND TO THE SOUTH OF DOXEY ROAD, STAFFORD***

***The Borough Council allocates the site shown as HP9 on the Stafford Area Inset Map for residential development of 12 dwellings.***

#### **Location**

3.20.1 The site lies to the south of Doxey, bounded to the north by Doxey Road and existing development. To the west lies agricultural land, to the south the site is bounded by the Greenway and to the east by industrial development (Universal/Unicorn Works). The area is generally low-lying and open although there are a limited number of hedgerows on the boundary and within the site to the north-west

### **Description**

- 3.20.2 The total site area comprises 13.96 hectares although, of this area, 6.32 hectares is proposed for residential use to provide 170 dwellings with the remainder proposed as replacement protected open space, playing fields with associated facilities and play areas to serve the new residential development as indicated by the site's proposers and referred to by the Inspector. The provision of this landscaped open space is a pre-requisite and an integral part of the development proposals. The proposal takes particular account of the submissions made by the site's promoters during the Public Local Inquiry.
- 3.20.3 The retention of existing trees and hedgerows is expected. Additional landscaping will be required within and between the housing and open space areas.
- 3.20.4 The Environment Agency has drawn attention to landfill sites within 250 metres of the site which need to be taken into account by an appropriate site investigation including surveys for the presence of landfill gas and sampling for possible contamination.
- 3.20.5 The site may require developer contributions to the provision of school places.

### **Water Supply and Drainage**

- 3.20.6 Parts of the site are poorly drained and the current system's water outfall structure is considered by the Environment Agency to be inadequate. Foul water is expected to be discharged to the sewer in Doxey Road.

### **Highways and Access**

- 3.20.7 A Transport Impact Assessment will be required to:-
- \* \_\_\_\_\_ Demonstrate how the development traffic can be satisfactorily assimilated into the highway network with particular emphasis being given to the Sainsbury's and Broad Eye roundabouts.
  - \* Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.
- 3.20.8 Pedestrian and cycle facilities will be required to link to the existing Greenway to the south of the site.

### **Developer contributions and Planning Obligations**

- 3.20.9 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".

3.24

***PROPOSAL HP10 - RESIDENTIAL DEVELOPMENT OF LAND AT BASWICH EAST OF STOCKTON LANE AND NORTH OF MILFORD ROAD, STAFFORD.***

***The Borough Council allocates the site shown as HP10 in the Stafford Area Inset map for residential development of 100 dwellings.***

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**Location**

3.21.1 The site comprises approximately 5.75 hectares of open land located on the eastern edge of Stafford at Baswich. The site lies between existing residential development on Stockton Lane to the west, and the Cannock Chase Designated Area of Outstanding Natural Beauty to the east. The site has some frontage to the A513 Milford Road at its southern edge, and extends to the rear of existing residential properties fronting Milford Road as far as “Milford Lodge” to the east. The northern boundary of the site does not follow any natural feature on the ground, but will represent the edge of the structural landscaping which is required to be provided in conjunction with the site’s development.

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**Description**

- 3.21.2 The allocated site shall provide up to a maximum of 100 dwellings set within substantial structural landscaping.
- 3.21.3 The development should be largely self-contained on approximately 4 hectares of land immediately to the north of Milford Road. This will enable the development to be visually contained and respect the local topography by avoiding the steeper slopes and ridge line to the north.
- 3.21.4 The provision of structural landscaping in conjunction with the site’s development is vital. In recommending that the site be considered in the Council’s overall housing provision, the Local Plan Inspector stated .....” I place considerable weight upon the landscaping concept put forward. In my opinion, this should be an integral and prerequisite requirement of any proposal.” In this regard, the Council will seek to ensure the implementation of the landscaping/planting strategy, through the appropriate use of planning obligations if necessary.
- 3.21.5 The existing scattered oak and ash trees on the site should wherever possible be retained together with interconnecting hedgerows. The retained framework of trees and hedgerows should form an integral part of the structural landscaping which should comprise substantial woodland planting to the north and east of the housing development to provide a buffer to the Cannock Chase Area of Outstanding Natural Beauty. This will help to visually contain the proposed development, and provide opportunities for a new footpath network connecting the existing route between Milford Road and Stockton Lane.

~~3.21.6 Additional planting to supplement the existing hedgerow along Milford Road is also required, together with a planting belt to define the western boundary of the site, and the reinforcement of the existing hedge which runs northwards from “Hillside” and “The Warren”, the semi-detached cottages on Milford Road.~~

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

~~3.21.7 Severn Trent Water and the Environment Agency have been consulted and state that the existing surface water sewer (SWS) crossing the site is unlikely to have sufficient spare capacity to accommodate the surface water from the proposed development. The Environment Agency have suggested that any new SWS would need to outfall to the River Sow and that any such outfall structure would require their formal consent. In addition, the Environment Agency have requested that they would wish to see all clean roof water disposed of to a satisfactorily designed soakaway system.~~

~~3.21.8 Severn Trent Water have stated that the existing public foul sewer in Milford Road should have sufficient capacity to accommodate the additional foul flow from a development of approximately 100 dwellings.~~

#### **Highway and Access**

~~3.21.9 The Highway Authority has stated that a Traffic Impact Assessment will be required to:~~

- ~~— Identify the most appropriate means of accessing the site off the A513 Milford Road.~~
- ~~— Examine the measures required to mitigate the effects of additional traffic on roads within the Weeping Cross and Baswich Housing Estates.~~
- ~~— Identify the measures to encourage a modal shift with particular emphasis being given to the accessing of the site by public transport and provision of facilities to assist movement by cycle and walking.~~
- ~~— The development makes provision for the Stafford Eastern Bypass.~~
- ~~— Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction on the A513 in the vicinity of the site, which is controlled by SCOOT to provide gating or metering of the traffic flow travelling towards the centre of Stafford on the A513.~~

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#### **Developer contributions and Planning Obligations**

~~3.21.10 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”.~~

3.22

**~~HP11 - RESIDENTIAL DEVELOPMENT OF LAND NORTH OF TIXALL ROAD, STAFFORD.~~**

**~~The Borough Council allocates land shown as HP11 on the Stafford Area Inset Map for residential development of 120 dwellings.~~**

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**Location**

3.22.1 ~~The site comprises an area of approximately 4.6 hectares of land on the eastern side of Stafford. The site lies to the east of Kingston Pool Covert within a Grade 1 site of Biological Importance and is bounded to the south and north by Tixall Road and Weston Road respectively. Its eastern boundary is the line of Stafford Eastern Bypass protected route (see Policy MV7). That route is not defined by any features on the ground. The site has an estimated capacity of 120 dwellings, which takes into account submissions made by the site's promoters.~~

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**Description**

3.22.2 ~~With the exception of the sites eastern edge all boundaries are well defined. The land slopes from north to south and the site will require landscape and planting works to lessen its impact, from the south, and particularly from across the River Sow Valley. Additional tree planting within and especially along the site's western boundary should be incorporated in order to strengthen the site's relationship with Kingston Pool Covert. The nature of access to the Covert should be considered carefully, it will be important to avoid arrangements which encourage fly-tipping of domestic or garden refuse for example. English Nature have expressed concern about maintenance of the Covert boundary and the discharge of surface water.~~

3.22.3 ~~The site is somewhat divorced from other development at Stafford, however, as the University expands and the fire station and other projects are implemented and completed to the north, this will provide an opportunity to integrate the site with that development. Pedestrian and cycle networks should be provided within the site and between Tixall Road and Weston Road.~~

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**Water Supply and Drainage**

3.22.4 ~~There are no known water supply, foul or surface water sewage disposal problems. The developer should, however, liaise closely with both Severn Trent Water Ltd and the Environment Agency. The latter would also particularly wish to encourage surface water ground infiltration techniques (i.e. soakaways, swales and wetlands) in order to achieve more sustainable forms of development and to avoid a reduction in ground water resources and an increase in pollutant loads into rivers or sewers.~~

### **Highways and Access**

~~3.22.5 The main access requirements are that the site be capable of being accessed independently of the Stafford Eastern Bypass route.~~

~~3.22.6 A Transport Impact Assessment will be required to:-~~

- ~~• Identify the most appropriate means and form of access to the site.~~
- ~~• Make provision for the Stafford Eastern Bypass.~~
- ~~• Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by walking and cycle. The latter shall include the provision of a cycleway connection between Tixall Road and Weston Road.~~

### **Developer contributions and Planning Obligations**

~~3.22.7 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”.~~

3.23

***HP12 RESIDENTIAL DEVELOPMENT OF LAND NORTH OF FALMOUTH AVENUE, BASWICH, STAFFORD***

***The Borough Council allocates land shown as HP12 on the Stafford Inset Map for residential development of 100 dwellings***

#### **Location**

3.23.1 The site comprises some 4.53 hectares of land to the north of Falmouth Avenue. It is situated between Falmouth Close to the south-east and housing proposal HP2 to the north-west. The sites northern boundary reflects the alignment of the proposed Stafford Eastern Bypass (see Policy MV7). The site has an estimated capacity of 100 dwellings, which allows for the topography of the site and on-site provision of open space to N.P.F.A. standards.

#### **Description**

3.23.2 The site is bounded by and screened from view by existing development from the south and east and will be by the adjoining housing site to the west upon its completion. Notwithstanding the Stafford Eastern Bypass proposal and because of landform which falls away markedly to the north, the site will be open to long distance views to the north across the River Sow.

3.23.3 Boundary treatment along those boundaries with existing residential development should be sympathetic to the character of those areas, It would be preferable to avoid rear dwelling elevations and garden boundaries being

viewed from public spaces. The development of this site could reflect that of the adjoining site to the west. The opportunity should be taken to exploit the panoramic views from the site to the north, by orienting as many dwellings as possible towards it, and locating the open space required by the site, along its northern edge. The site's setting should be exploited as far as possible for public benefit.

- 3.23.4 Care will need to be taken with mitigating measures in respect of views and particularly noise from the existing railway and proposed Stafford Eastern Bypass.

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

- 3.23.5 Severn Trent Water Limited state that there is no suitable public foul water sewer available locally and suggest a new outfall sewer discharging directly to Brancote S.T. works. Similarly no suitable public surface water sewer is available and surface water should be drained to the local land drainage system. The Environment Agency wish to see a scheme for the provision and implementation of drainage work to be submitted and agreed in writing with the Borough Council in consultation with the Agency.

#### **Highways and Access**

- 3.23.6 Staffordshire County Council as Highway Authority has stated that :  
A Transport Impact Assessment will be required to:-

- Identify the most appropriate means of accessing the site.
- Examine the measures required to mitigate the effects of additional traffic on roads within the Weeping Cross and Baswich housing estates.
- Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.
- Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction on the A513 in the vicinity of the site which is controlled by SCOOT to provide gating or metering of the traffic flow travelling towards the centre of Stafford on the A41.
- Make provision for the Stafford Eastern Bypass.

- 3.23.7 Care should also be taken to protect and enhance informal or formal footpath network within or adjoining the site. This would include the path from Falmouth Avenue to Stoneford Bridge. It would be desirable as far as possible to preserve the rural character of such footpaths.

3.23.8 **Developer contributions and Planning Obligations**

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”.

3.24

**PROPOSAL HP13 RESIDENTIAL DEVELOPMENT OF LAND EAST OF STONE ROAD AND NORTH OF BEACONSIDE, STAFFORD.**

***The Borough Council allocates the site shown as HP13 on the Stafford Area Inset Map for residential development of 300 dwellings.***

**Location**

3.24.1 The site is located on rising ground to the North of Parkside bounded by the A 34 (T) road to the West, Beaconside (the Stafford Eastern Distributor Road) to be south and, to the north, by the line of the Beaconside diversion. The area is visually open and physically exposed due to the limited tree cover and hedgerows. Open land in agricultural use lies to the north and east of the site. The residential area of Parkside lies to the south. To the west, beyond the A34 is the proposed Creswell Employment Proposal.

**Description**

3.24.2 The total area of the site (including the replacement link road) is 18.3 hectares. Allowing for the construction of the new road and associated landscape buffers the site comprises an estimated 15.9 hectares. The proposed allocation is for 300 dwellings.

3.24.3 Significant landscape buffers will be required to the boundaries with the A 34 and alongside the new Beaconside diversion road, to provide screening and reduce the visual impact of the new development. Immediately adjacent to the A34 it would be desirable for the landscaping treatment to be similar on style to that used on the western side of the A34 adjacent to the proposed Creswell employment site. Noise attenuation measures may also be required.

3.24.4 Play areas and playing fields to Borough Council N.P.F.A. standards would be expected to be provided within the site

3.24.5 The site may require developer contributions to the provision of school places.

**Water Supply and Drainage**

3.24.6 The Environment Agency requires that any development shall provide for any increase above existing surface water discharge to be by means of a surface water retardation system. Severn Trent Water have indicated that off-site reinforcement of foul water sewers will be required

## Highways

- 3.24.7 The proposal requires the diversion of the existing Beaconside to the north of the site, the creation of a new roundabout junction with the A 34 to the north-west and a new junction to the existing Beaconside to the east, entirely funded by the proposed development.
- 3.24.8 In order to integrate the housing development into the existing built-up environment the housing development should not be separated by the Eastern Distributor Road. A Transport Impact Assessment will therefore be required to examine the feasibility of providing a diversion of the Eastern Distributor Road and in addition:-
- \* Demonstrate how the development traffic can be satisfactorily assimilated into the highway network with particular emphasis being given to the Redhill roundabout, the A513/B5011 priority junction including the A513 and A34 links.
  - \* Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.
  - \* Examine measures to assist traffic demand management with particular consideration being given to a possible traffic signal junction incorporating a bus gate and provision of a bus lane on the A34 in the vicinity of the site.
- 3.24.9 The Beaconside diversion will allow the limitation of use of the existing road solely to provide access to existing development at Parkside and the proposed housing site. Traffic calming and other management and control measures will be needed to preclude through traffic (except buses and cycles). The proposed housing development will take access only from the existing Beaconside with good pedestrian and cycle links being provided to the Parkside neighbourhood with its shops, schools and other services. Similar safe links to the proposed Creswell employment site to the west of the A 34 should be provided.
- 3.24.10 A contribution to measures to promote alternative forms of transport to the private car as part of the Stafford Transport Strategy may also be required.

## Developer contributions and Planning Obligations

- 3.24.11 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".

3.25

***PROPOSAL HP14 – RESIDENTIAL DEVELOPMENT OF LAND AT WHITEBRIDGE LANE, STONE***

***The Borough Council allocates the site shown as HP14 on the Stone Area Inset Map for residential development of 300 dwellings.***

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**Location**

3.25.1 The site is located to the north of Stone and the Whitebridge Lane Industrial Estate.

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**Background and Site Description**

3.25.2 The site is 13.5 hectares and is bounded by Whitebridge Lane to the south-east, the Stafford to Stoke-on-Trent railway line to the east, Mount Road to the north and The Trent and Mersey Canal to the west. The site is predominantly flat with a gradual slope up from the south-western to the north-eastern corner. The site is largely open with long grass as the main vegetation in evidence.

3.25.3 Development proposals will need to take account of the potential noise-pollution problems from the mainline railway which runs adjacent to the site's eastern boundary. The Housing and Environmental Services Department of the Borough Council will need to be satisfied that any proposed housing layout will minimise likely noise impact of the railway. Measures to ensure this could include prohibiting the construction of dwellings within a certain distance of the railway line.

3.25.4 In addition to the railway line, an adequate landscaped buffer strip will be required on the site's southern boundary to reduce potential noise disturbance from the existing Whitebridge Lane Industrial Estate.

3.25.5 Unless effective measures are adopted through design, layout, landscaping and location of open space provision, noise disturbance could be a problem to residents from existing industrial uses and the railway. The interface of the industrial estate/employment area to adjoining housing will need careful design and landscaping.

3.25.6 The Trent and Mersey Canal is an important leisure/recreation/tourist resource in the Borough and will provide an attractive setting for any future housing development. It is considered that the canalside would have potential for the incorporation of pedestrian walkways, cycleway or as a focus for informal recreation.

3.25.7 The site is located adjacent to the canal and to a Grade 1B site of Biological and Geological Interest (Meaford Locks). These nature conservation interests should be taken into account in the site's development.

3.25.8 Public Open Space is considered to be an important element in any new housing development. The scale of open space to be provided is set out in

~~policy HOU7. The precise type of open space should be guided by any assessments of existing provision and deficiencies in the locality. In evaluating open space needs it is assumed that the area should be self-sufficient in playing fields and play facilities. The location of the public access open space should be fully considered as an integral part of any layout and should not be located purely on the basis of left-over pieces of land. The playing field at the southern end of the site would require replacement as a result of the development of the site.~~

~~3.25.9 As an alternative to on-site playing field provision the Borough Council may consider receipt of a commuted sum for suitable off-site provision as an option for meeting the policy requirement.~~

~~3.25.10 A development of this size may require additional school places. Developer contributions may be required towards either additional school places or the provision of a new school, depending upon the precise effect of the scale of development.~~

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

~~3.25.11 The National Rivers Authority will need to approve the method of surface water disposal. It is likely that surface water will drain to the canal or through the land drainage system.~~

~~3.25.12 Foul water should drain to the public sewerage system to Newcastle Road. The existence of spare capacity in the sewerage system is unknown and will have to be assessed.~~

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### **~~Highways and Access~~**

~~3.25.13 Staffordshire County Council as Highway Authority and the Highways Agency have agreed that access can be provided to the site via a new roundabout at the junction of the A34 with Newcastle Road.~~

~~3.25.14 The access road from the new roundabout into the site would be prominent as it will be carried on an embankment and a new bridge over the Trent and Mersey Canal, which is a conservation area. Given the sensitivity of the location, the design of the bridge and associated works would need to be handled with care.~~

~~3.25.15 The access link would facilitate the closure of the narrow humpback canal bridge on Whitebridge Lane which is unsatisfactory and release additional land within the Whitebridge Lane Industrial Estate. These are factors which could be considered in the overall development proposal.~~

~~3.25.16 Notwithstanding the above, the design of the access road and the layout of the residential development should ensure a reasonable degree of separation between the housing and the access link.~~

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### **Developer contributions and Planning Obligations**

3.25.17 — 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”.

3.26

***PROPOSAL HP15 - RESIDENTIAL DEVELOPMENT OF LAND AT PARKHOUSE, STONE***

***The Borough Council allocates the site shown as HP15 on the Stone Area Inset Map for residential development of 20 dwellings.***

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### **Background and Location**

3.26.1 — The proposal site was previously allocated in the Stone Area District Plan, but has remained unimplemented. It comprises 1.95ha and is bounded to the south-east by existing development on Parkhouse Drive, to the south-west by the Lichfield Road (A51), to the north-west by existing housing off Parkway and to the north-east by the railway line.

3.26.2 — The site consists of a large detached residence, Park House, and garden to the rear and a lawned area bordered by substantial perimeter screening and dense tree-growth. The residence is situated at the top of a slope in the northern sector of the site. To the rear of the house are a number of outbuildings. The site slopes down towards the Lichfield Road and on its north-western boundary is the current access drive. There is also a belt of attractive Lombardy Poplar trees to the front of the site and a mature well managed hedgerow bordering the Lichfield Road.

3.26.3 — The main characteristic of the site is the extent of tree cover, trees on the site are included within a Tree Preservation Order. Prior to any development taking place a full tree survey will be required to determine those trees which should be retained as part of any development proposal. The estimated capacity of the site takes into account the retention of the trees.

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### **Water Supply and Drainage**

3.26.4 — Developers will need to be satisfied that adequate water supply and drainage facilities will be available to serve this site.

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### **Highways and Access**

3.26.5 — Highway and access arrangements will need to be to the satisfaction of the highway authority.

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### **Developer contributions and Planning Obligations**

3.26.6 — 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”.

3.27

***PROPOSAL HP16 – RESIDENTIAL DEVELOPMENT OF LAND SOUTH OF COMMON LANE, STONE***

***The Borough Council allocates the site shown as HP16 on the Stone Area Inset Map for residential development of 80 dwellings.***

**Location**

3.27.1 The site comprises 3.15 hectares of land situated to the south of Common Lane. The site adjoins existing residential development on two sides to the east and south east. Open land comprising Walton Heath abuts the sites western boundary and a field facing the site's northern boundary with Common Lane. The site has an approximate capacity of 80 dwellings; assuming a development density of around 25 dwellings per hectare.

**Description**

3.27.2 The site has a slight north facing aspect, it adjoins existing residential development on two sides, Walton Heath and an open field on the other two. The sites boundaries are also strongly defined by hedgerows and scattered mature and semi-mature trees. Walton Heath Common is an important local recreational area for Walton.

3.27.3 Short distance views into the site from the surrounding area are limited due to the strong hedgerows and trees along much of the site boundaries. They comprise those from the existing residential areas to the south and east particularly along Crestwood Drive from the eastern parts of Walton Common and along Common Lane. Long views into the site from Eccleshall Road are also restricted by trees and hedgerows. Development proposals should ensure that existing boundary planting is maintained or enhanced, where points of access are provided into the site. Mitigation measures should be designed and implemented to reduce the impact of the development.

3.27.4 A wide range of community facilities are available in close proximity to the site, including shops, schools and places of employment. Footpaths and cycle links from the site to the existing footpath and highway network should be provided together with any other means appropriate to encouraging a reduction in the need to travel, particularly by the use of the private car. The developer should liaise with Staffordshire County Council in these matters.

3.27.5 Development proposals should ensure that existing boundary hedgerows and trees along the western, northern and south-eastern boundaries are retained and or enhanced. It will be preferable in urban design terms to establish a frontage to Crestwood Drive in doing so the existing hedgerow along this boundary should be incorporated into the design and layout of the new dwellings fronting Crestwood Drive.

Care should be taken wherever possible to avoid layouts which result in rear elevations and garden boundary fences which are visible from public spaces.

3.27.6 The Environment Agency have advised that a former landfill site (No. 52) lies approximately 25 metres to the south of the site. The site is believed to have

~~been filled with road construction waste in the 1970's. The advice given in Waste Management Paper No. 27 is applicable for this site. A site investigation survey for the presence of landfill again should be undertaken to ensure that the site is not affected by migrating landfill gas.~~

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### ~~Water Supply and Drainage~~

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~~3.27.7 Severn Trent Water have advised that existing foul waste sewerage is available, but some off-site reinforcement may be required depending on the number of houses developed on the site and elsewhere in the Borough. Reinforcement of the existing outlet main from Swynnerton reservoir which serves Stone may be necessary for the same reasons. The Environment Agency have suggested that the recipient drainage system may be inadequate to cater for additional flows generated by the sites development. Ground infiltration methods should be employed for the disposal of clean rainwater. The site developer should liaise with Severn Trent Water Limited and the Environment Agency as appropriate with regard to these issues.~~

3.27.8 The Environment Agency have also advised that when former greenfield sites are developed, the increase in impermeable area can result in a reduction in soil moisture recharge leading to a reduction of ground water resources and an increase in pollutant loads carried in sewers or surface waters. Source control techniques (i.e. soakaways, swales and wetlands) should be emphasised in order to achieve more sustainable forms of development wherever possible.

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### ~~Highways and Access~~

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~~3.27.9 Staffordshire County Council (SCC) as Highway Authority has stated:~~

~~A Transport Impact Assessment will be required to:-~~

- ~~• Identify the most appropriate means of accessing the site and the improvements required to Common Lane to accommodate the development.~~
- ~~• Demonstrate the development traffic can be satisfactorily assimilated into the highway network with particular emphasis being given to the Walton Roundabout and B5026 Eccleshall Road.~~
- ~~• Identify the measures to encourage a modal shift with particular emphasis being given to accessing the site by public transport and provision of facilities to assist movement by cycle and walking.~~

~~3.27.10 The capacity of Walton Island at the junction of the A34 with Eccleshall Road was a major issue at the Public Local Inquiry.~~

~~3.27.11 The Highways Agency has strongly expressed its concerns with the capacity of the Walton Island, particularly in the context of other proposed and potential residential and employment development elsewhere in Stone.~~

~~3.27.12 The Inspector however concluded that residential development at Eccleshall Road could be accommodated. SCC have accepted this, whereas the~~

~~Highways Agency remain unconvinced, both however require further traffic impact assessment studies (TIAs) to be undertaken which should take into account the proposals at the Meaford, Stone Business Park and Whitebridge Lane sites. The developer should liaise with the Highways Agency as to its requirements in this respect. The SCC requirements are stated above.~~

### ~~Developer Contributions and Planning Obligations~~

~~3.27.13 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”.~~

3.28

***HP17 - RESIDENTIAL DEVELOPMENT OF LAND NORTH WEST OF TRENT ROAD, STONE***

***The Borough Council allocates the site shown as HP17 on the Stone Area Inset Map for residential development of 39 dwellings.***

#### **Location**

3.28.1 The site is bounded to the north by Faireys Industrial Ceramics factory and to the south by Trent Road beyond which are open fields. The eastern boundary of the site adjoins existing residential property fronting Trent Road and Newcastle Road.

#### **Description**

3.28.2 The site extends to some 1.7 hectares (4 acres) of undulating grass land with a belt of trees on the northern part. The site is traversed by a small watercourse which divides it into two unequal parts, the smaller of which adjoins the A34.

3.28.3 A formerly licensed landfill site lies to the north east of the site and although some site investigation work has already been undertaken, the results of such work, together with any additional investigation required should be assessed before the development of this site for residential purposes is undertaken.

3.28.4 The site relates strongly to the Green Network. The northern boundary and the brook that runs through the site are bordered by a large number of mature trees. The site is separated from the roads to the east and south by strong hedgerows. There are also mature trees on the site to the east of the brook. Development of this site should take particular account of these features which should be retained and enhanced within the design of any development proposals.

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

3.28.5 Public foul water sewerage is available in Trent Road, however, some off-site reinforcement may be required depending on the number of houses proposed. There is no public surface water sewerage available. Surface water may be drained to the local land drainage system. The developer

should liaise with the Environment Agency in respect of this and with Severn Trent Water concerning mains water supply for the site.

### **Highways and Access**

- 3.28.6 The Highways Agency has reserved the right to make representations with regard to the increase in traffic at the junction of Trent Road with the A34. It may be appropriate to consider closing this junction in liaison with the Highway Authority.
- 3.28.7 Pedestrian and cycle links between the site and the existing network are poor. The County Council as Highway Authority would wish to see the developer enter into an agreement to improve cycle and pedestrian links and if appropriate to improve the Trent Road/Newcastle Road junction.

### **Developer contributions and Planning Obligations**

- 3.28.8 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”.

### **Selected Settlements in Rural Areas**

#### **3.29 Adbaston**

- 3.29.1 This is a small settlement, with a population of about 156, in the west of the plan area approximately three and a half miles west of Woodseaves. The settlement is mainly composed of recent housing development with some older farm buildings, the Church and the Vicarage.
- 3.29.2 The settlement is surrounded by grade 3 agricultural land except to the south where land is grade 2.
- 3.29.3 Severn Trent Water have stated that this is an area of possible concern for water supply.
- 3.29.4 The Environment Agency have stated that a new sewage treatment plant is currently under construction which has a design capacity for 179 people. Any development resulting in an increase in population above this level may require improvements to the sewage treatment plant and STW should be consulted in this respect.
- 3.29.5 An RDB has been defined around the settlement for the purpose of policies HOU2 and HOU3.

#### **3.30 Aston by Stone**

- 3.30.1 This is a small settlement with a population of about 107, located south of Stone, just to the east of the A34. Recent development has consolidated the south eastern part of the settlement.

- 3.30.2 The settlement is bisected in terms of agricultural land quality with the north east half in grade 3 and the south west half grade 2.
- 3.30.3 Severn Trent have stated that there are water mains within this settlement but without details of proposals it is not possible to provide detailed comment. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of capital schemes. Further details of any development proposed would be required before this could be assessed.
- 3.30.4 The Environment Agency require that any development must be connected to the public foul sewerage system.
- 3.30.5.1 An RDB has been defined around the settlement for the purposes of policies HOU3 and HOU4
- 3.31 **Barlaston**
- 3.31.1 This is a large settlement with a population of about 1,357, in the north of the Plan area located about three miles north of Stone. The settlement is defined as an inset within the North Staffordshire Green Belt.
- 3.31.2 The Stoke to London railway line and the Trent and Mersey Canal, the latter a Conservation Area, divide the old settlement to the east from inter and post-war residential development to the west. The floodplain of the River Trent lies to the west of this part of the settlement. The settlement is surrounded by agricultural land grade 3.
- 3.31.3 There are two focal points within the settlement each located at crossroads bounded by open areas, these are The Green and the land immediately fronting Orchard Place. A protected open space has been designated on land at the Green. The settlement contains a number of listed buildings including Highfield House, Highfield Cottage, Catnip Cottage and Ivy Cottage, all immediately south of The Green and St. John the Baptist Church and Barlaston Hall.
- 3.31.4 To the north of the settlement lies the Wedgwood estate which extends northwards and westwards from Barlaston Hall to the Borough Council administrative boundary and provides an attractive historic parkland setting for the Wedgwood factory. This area of land lies within the North Staffordshire Green Belt. The southern part of the Wedgwood estate has been included within the RDB but forms an important part of the undeveloped/low density break between the two parts of the settlement.
- 3.31.5 A number of Grade 1 Sites of Biological/Geological Interest have been identified to the northwest for the settlement. These are Creswell Wood, open water to the south of Creswell Wood and marsh land to the north of the village near Old Road Bridge.
- 3.31.6 Severn Trent have stated that there is a flooding problem in part of the settlement. The Environment Agency have stated that all development must be connected to the public foul sewerage system and developers must ensure that adequate capacity is available.

3.31.7 An RDB has been defined around the settlement for the purposes of policies HOU3 and HOU4. The RDB offers scope for minor infill development and outward expansion, in view of the settlement's Green Belt setting.

### 3.32 **Barlaston Park**

3.32.1 Barlaston Park is a residential estate to the north of Barlaston with a population of some 766. It is surrounded by land of agricultural grade 3. The settlement is washed over by the North Staffs Green Belt and will be subject to Policy E&D14.

3.32.2 An RDB has been defined around the settlement for the purposes of policies E&D14, HOU2 and HOU3 and offers limited scope for infill development. Two areas of Protected Open Space have been designated on land off Flaxman Close.

### **Blythe Bridge**

3.33.1 A large suburban area with a population of about 1,605, located on the south eastern periphery of the Potteries conurbation. Located in the far north east of the Plan area, the settlement falls within three administrative boundaries.

3.33.2 Within the Borough, the settlement is bounded by Uttoxeter Road to the north, the flood plain of the River Blithe to the northeast, and the A50 by-pass to the south. The topography of the area is flat and the southern edge of the settlement is bounded by the North Staffordshire Green Belt.

3.33.3 To the south east of the settlement washed over by the North Staffordshire Green Belt are a number of industrial/commercial uses including G.E.C. Creda Simplex.

3.33.4 The settlement is surrounded by agricultural land of grade 3.

3.33.5 The Environment Agency have stated that the settlement is served by a public foul sewerage system. They have no objections in principle to development proposed in this settlement provided STW are satisfied that sufficient capacity is available within the system.

3.33.6 A Protected Open Space has been designated on the school playing fields to the east of Ridgway Drive.

3.33.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and determined in view of its relationship to the Potteries and Green Belt.

## Proposals

**~~PROPOSAL HP18 – RESIDENTIAL DEVELOPMENT OF LAND WEST OF ADAMTHWAITE DRIVE, BLYTHE BRIDGE~~**

**~~The Borough Council allocates the site shown as HP18 on the Blythe Bridge Area Inset Map for residential development of 15 dwellings.~~**

- ~~3.33.8 The Highway Authority state that they have no objections in principle to the development of the site, provided that access to the site is gained from Adamthwaite Drive. There are only significant mature trees are on the perimeter of this site. These will need to be protected during development in accordance with British Standard 5837:1991 “Trees in Relation to Construction”. The pond within the south western part of the site should be retained as part of the landscaped setting of the residential development.~~

### **~~Developer contributions and Planning Obligations~~**

- ~~3.33.9 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”.~~

### **3.34 Bradley**

- 3.34.1 An attractive settlement with a population of about 231, located in the south west of the Plan area. The older part of the settlement is grouped around All Saints and St. Mary’s church , and is located on a slope providing extensive views west to Church Eaton.
- 3.34.2 Bradley Conservation Area designated in 1969, includes most of the settlement except for the more recent development to the east of the church.
- 3.34.3 The settlement is surrounded by agricultural land of grade 3.
- 3.34.4 Severn Trent Water have stated that there are water mains within this settlement.
- 3.34.5 The Environment Agency have stated any new development must discharge to the public foul sewerage system. Improvements to the sewage treatment works may be required. Severn Trent may also require development to be delayed pending completion of any Capital Schemes. Further details of any development proposed would be required before this could be assessed.
- 3.34.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. Infill opportunities are limited but account has been taken of the relatively high number of commitments, and the form and quality of the settlement.

**3.35 Brocton**

- 3.35.1 A large settlement with a population of about 566, located in the south east of the Plan area and within the Cannock Chase Area of Outstanding Natural Beauty. The southern and eastern edges abut the South Staffordshire Green Belt.
- 3.35.2 Brocton has a historic core that includes a number of listed buildings which are mainly located in the south western part of the main settlement. The settlement has undergone considerable post-war development which has spread across the western ridges of the Chase to the boundary of the South Staffordshire Green Belt. Development in parts of the settlement has often taken access from a network of unadopted tracks giving them an informal appearance.
- 3.35.3 Brocton Hall to the west of the settlement is a listed building and is used as the club house for Brocton Golf Course.
- 3.35.4 Land to the north west of the settlement is of agricultural grade 3 and to the south west, grade 4.
- 3.35.5 The Environment Agency have no objections in principle to development proposed in this settlement. The Authority should be consulted with respect to the proposed method of disposal of surface water from any development area.
- 3.35.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and only offers scope for minor infill development. This takes account of the settlement's location and relationship to planning designations such as the Green Belt, the Cannock Chase AONB and SSSI.
- 3.35.7 The RDB includes two additions to the Green Belt. Land to the south of Chase Road is included because of the sites prominence, and land to the north of Chase Road consists of large houses in large ground, the latter carrying forward a proposal from the previous local plan in the area.

**3.36 Brocton A34**

- 3.36.1 A small settlement with a population of about 273, which straddles the A34 and abuts the South Staffordshire Green Belt and Cannock Chase AONB. The majority of the settlement is inter and post-war residential development. There are a number of commercial enterprises along the A34.
- 3.36.2 The settlement is surrounded by grade 4 agricultural land. The Environment Agency state that all development must discharge to the public foul sewerage system.
- 3.36.3 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and only offers scope for minor infill development. The RDB takes account of the planning designations in the vicinity such as the Green Belt, the Cannock Chase AONB, and as such, further outward expansion of the settlement is not considered appropriate.

**3.37 Church Eaton**

- 3.37.1 A small settlement with a population of about 326, located in the south west of the Plan area. The older eastern half of the settlement comprising several half timbered and brick buildings grouped in front of the stone built church, forms the focus for the Church Eaton Conservation Area designated in 1973. More recent development has taken place in the western half of the settlement.
- 3.37.2 The settlement is surrounded by agricultural land of grade 3.
- 3.37.3 Severn Trent Water have stated that this is an area of possible concern for water supply.
- 3.37.4 The Environment Agency state that development must discharge to the public foul sewerage system.
- 3.37.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and only allows scope for minor infill development.

**3.38 Clayton**

- 3.38.1 Clayton forms part of a southern suburb of Newcastle-under-Lyme with a population of about 517, and is located west of Clayton Road, and to the north of the A500 (T) M6 - Stoke-on-Trent link road. That part of Clayton located within Stafford Borough lies on elevated ground with extensive views westwards to the Hanchurch Hills.
- 3.38.2 The settlement predominantly comprises inter-war and post-war residential development together with relatively modern additions between Northwood Lane and Clayton Road. Land to the south of the area, north of the A500 is of agricultural land grade 4.
- 3.38.3 The Environment Agency state that development may discharge to the public foul sewerage system provided that adequate capacity is available in the system and the pumping station to prevent the premature discharge of sewage to any watercourse.
- 3.38.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. The RDB partly follows the administrative boundary of the Borough and defines the Green Belt to the south and east.

**3.39 Cotes Heath**

- 3.39.1 A small settlement with a population of about 159, located to the west of Stone, the northern edge of which abuts the North Staffordshire Green Belt. The settlement's older properties are located at the western extremity and include Cotes Hall, St. James' church and the Vicarage. These form a visually interesting entrance from the A519 The settlement is surrounded by agricultural land of grade 3.
- 3.39.3 Severn Trent have stated that there is a flooding problem in the settlement. The Environment Agency state that only half of the settlement discharges to

the public foul sewerage system. The remaining part is served by either septic tanks or private small treatment plants. Any development in the unsewered area must provide connections to the sewerage system to prevent pollution of the Meece Brook.

- 3.38.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers limited scope for infill development. The northern part of the RDB defines the Green Belt boundary. A Protected Open Space has been designated on land at the western end of the settlement.

3.40 **Creswell**

- 3.40.1 A small settlement with a population of about 317, located to the immediate north west of Stafford, adjacent to junction 15 of the M6 motorway. The settlement is situated within the valley of the River Sow and is a typical ribbon development of the inter-war period which has undergone some post-war development. The Mount, set in a parkland landscape, looks directly out over this valley.

- 3.40.2 The settlement is surrounded by land of agricultural grade 3, with grade 2 to the north west and grade 4 to the south west.

- 3.40.3 The Environment Agency state that this area is partly sewered. Any development in unsewered areas must connect to the public sewerage system and measures to protect the Doxey Marshes SSSI may be required. Land drainage is generally good, though the Sow Valley Washlands affect the south east of the area.

- 3.40.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers limited scope for infill development. A proposal for a hotel, Proposal T2 lies adjacent to the settlement adjoining Junction 14 of the M6. Further details are given in Chapter 6.

3.41 **Croxton**

- 3.41.1 This settlement with a population of about 151, is located in the north west of the plan area, aligned generally along the B5026 Eccleshall to Loggerheads Road. The settlement generally slopes gently to the north except for the western end where the road winds steeply down Croxton Bank out of the settlement.

- 3.41.2 The settlement has two core areas, Croxton Bank to the north and Croxton to the south. The northern area consists mainly of local authority housing, together with the Church and former Parish Hall. The southern area consists mainly of older attractive buildings, with a small number of new properties. The settlement is surrounded by agricultural land grade 3 and lies within the Special Landscape Area.

- 3.41.3 The Environment Agency state that this settlement is unsewered and should not be considered for significant development. The settlement lies within the Source Protection Zone of the Environment Agency's Ground Water Protection Policy which includes the Croxton water supply boreholes and therefore septic tank discharges will be tightly controlled.

3.41.4 An RDB has been defined around the two parts of the settlement for the purposes of policies HOU2 and HOU3 and offers scope for infill development. An area of undeveloped land has been included at the southern edge of the settlement but is not of sufficient size to allocate. It is understood that the existing sewage treatment plants are incapable of accepting additional development and the settlements location within the area designated by the Environment Agency for ground water protection, would necessitate the pumping of foul sewage to the nearest Severn Trent Water Ltd. facility at Eccleshall.

3.41.5 A Protected Open Space area has been designated on land to the west of the B5026 road.

### 3.42 **Derrington**

3.42.1 A compact settlement with a population of about 660, situated some two miles to the west of Stafford town. The older parts of Derrington are now isolated from each other by new housing and include Derrington Hall and Blue Cross Farmhouse, which are both listed buildings. The settlement has undergone considerable post-war housing development.

3.42.2 The settlement is surrounded by land of agricultural land grade 3.

3.42.3 Severn Trent have stated that there is a flooding problem in the settlement and the Environment Agency state that all drainage must be to the public sewerage system. Improvements to the Derrington Sewage treatment plant may be required for some developments.

3.42.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers scope for very limited infill development.

3.42.5 A Protected Open Space area has been designated on the playing fields in the north east corner of the settlement.

### 3.43 **Eccleshall**

3.43.1 A major free-standing settlement with a population of about 2,578 located in the north west of the Plan area. Eccleshall is located at a major cross-roads of the A519 from Newport to Newcastle, B5026 from Loggerheads to Stone and the A5013 from Stafford. Geophysically it is bounded to the north by the floodplain of the River Sow and to the south by a ridge of higher land.

3.43.2 The settlement is unobtrusive from all road approaches primarily because of the topography and tree cover. It is situated within the Special Landscape Area.

3.43.3 The High Street in the north west corner of the settlement is the site of the original medieval spine of the settlement and forms the core of the Eccleshall conservation area designated in 1969. There are a range of retail/commercial uses in the High Street that serve the surrounding area.

- 3.43.4 Eccleshall Castle, a scheduled ancient monument is situated to the north of the settlement. The Castle Mere has been identified as a Grade I Site of Biological Interest and is managed as a nature reserve by the Staffordshire Wildlife Trust. An area to the north of the settlement has also been identified as a Wetland Consultation Area by Staffordshire County Council.
- 3.43.5 The settlement has grade 2 agricultural land to the north east and north west, but is mainly surrounded by grade 3.
- 3.43.6 The Environment Agency state that all foul drainage should be to the public foul sewerage system. However, upgrading of the Cherry Tree Lane pumping station may be required as problems have already been experienced with this station.
- 3.43.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.
- 3.44 **Fulford**
- 3.44.1 A large settlement with a population of about 660, located in the north-east of the Plan area located about five miles north east of Stone and set within the North Staffordshire Green Belt. The main part of the settlement is situated on the southern slopes of the River Blithe valley and is linked by a narrow lane to a small group of buildings including the Church and the Hall (both listed buildings), situated to the north. The green at the staggered cross-roads marks one of the focal points of the settlement. Sited to the south west of the cross-roads is Olde House Farm, a significant listed building.
- 3.44.2 The settlement gently rises to Townend and a group of nineteenth century cottages which form a further focal point at the south east end of the settlement. The northern half of the settlement and a large area to the north is included in the Fulford Conservation Area designated in 1978.
- 3.44.3 A substantial amount of post-war estate development has taken place in the settlement.
- 3.44.4 The settlement is surrounded by land of agricultural grade 4 with grade 3 to the east.
- 3.44.5 Severn Trent Water Limited have stated that there is a flooding problem in the settlement, and indicated that there is a sewerage scheme in the Capital Works Programme.
- 3.44.6 The Environment Agency have no objections in principle to development proposed in this settlement provided Severn Trent water Ltd., are satisfied that sufficient capacity is available within the system.
- 3.44.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers limited scope for infill development, in view of the settlement's Green Belt setting. The RDB also serves to define the Green Belt around this settlement.

- 3.44.8 A Protected Open Space has been designated on land in the centre of the settlement.
- 3.45 **Gnosall**
- 3.45.1 A large settlement with a population of about 3,934 located in the south-west of the plan area located astride the A518 Stafford to Newport road. It has developed as two distinct areas north and south of the former Stafford - Newport railway line and floodplain of the Doley Brook.
- 3.45.2 The older part of the settlement to the north of the railway line is the focus for Gnosall Conservation Area designated in 1971. The more recent development of Gnosall Heath lies to the south. The Church Eaton Brook running in a north west to south east direction forms the basis for grade 5 and grade 4 land. The remainder is grade 3 apart from an area of grade 2 land which abuts north west and south east Gnosall.
- 3.45.3 The Environment Agency have stated that all foul drainage should be to the public foul sewer. The current sewerage system is unsatisfactory as foul flooding and overflow problems have occurred. However, work is in progress by Severn Trent Water to remedy these problems and as such, further development may be restricted until this work is complete.
- 3.45.4 Severn Trent have stated that there is a flooding problem in the settlement, and that there is a sewerage scheme in the Capital Works Programme.
- 3.45.5 Separate RDBs have been defined around the northern and southern parts of the settlement, for the purposes of policies HOU2 and HOU3.
- 3.45.6 Protected Open Space designations have been applied to a number of areas of land. These include an area to the south of Newport Road, north of The Rank; an area to the east of Sellman Street and an area to the east Brookhouse Road.
- 3.46 **Great Bridgeford**
- 3.46.1 A medium sized settlement with a population of about 608, situated just over three miles to the north west of Stafford along the A5013. It is divided into two distinct parts by the River Sow and its floodplain, and the main railway. The settlement consists of inter-war ribbon development along the A5013, Whitgreave Lane and the B5405 Newport Road. Considerable post-war estate development has taken place particularly to the south of the A5013.
- 3.46.2 Bridgeford Hall, The Gables and the Bridgeford Bridge are among a number of listed buildings.
- 3.46.3 That part of the settlement to the north of the railway is surrounded by land of agricultural grade 2. The south western part is mainly grade 3 with grade 2 to the south.
- 3.46.4 The Environment Agency state that the sewage treatment plant has some excess capacity for foul drainage. Severn Trent have stated that there are

water mains and sewerage facilities within this settlement and should be consulted in respect of any development proposals.

- 3.46.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

3.47 **Great Haywood**

- 3.47.1 A large settlement with a population of about 1,474 located to the south-east of the Plan Area, set on rising land above the River Trent. To the east the settlement is bounded by the A51 road, the western boundary is principally defined by the railway line and the southern by a ridge which effectively separates it from Little Haywood.
- 3.47.2 The settlement has a historic core principally focused on Main Road and Trent Lane, the latter providing access to the local beauty spot of Essex Bridge, a scheduled ancient monument. The core of the settlement and Trent Valley are included in the Great Haywood and Shugborough Conservation Area designated in 1969.
- 3.47.3 The Trent and Mersey Canal follows the Trent Valley close to the railway and there is an important junction and canal basin with the Staffordshire and Worcestershire Canal at Haywood Junction. Both canals are designated Conservation Areas and Great Haywood Canal Bridge number 109 is a scheduled ancient monument.
- 3.47.4 The Cannock Chase AONB lies to the south west immediately adjacent to the settlement, and the floodplains of the Rivers Sow and Trent to the west.
- 3.47.5 The settlement is mainly surrounded by land of agricultural grade 3 with grade 4 to the south.
- 3.47.6 The settlement is served by a gravity sewerage system and sewage is then pumped to the Hixon works.
- 3.47.7 The Environment Agency has said that there are no objections in principle to development proposed in this settlement provided that Severn Trent Water Limited are satisfied that sufficient capacity is available within the system.
- 3.47.8 Severn Trent have stated that there is a flooding problem in the settlement.
- 3.47.9 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.

3.48 **Haughton**

- 3.48.1 A settlement with a population of about 718, located in the south west of the Plan area on the Stafford to Newport A518 road. The topography of the area is flat.
- 3.48.2 The older part of the settlement lies either side of the main road and the most impressive building both visually and historically is the Old Hall to the west of the church. Other important buildings include the church of St. Giles,

Haughton Villa, Moathouse Farm and Heysham Cottage. A significant amount of recent housing development has taken place to the north of the settlement.

- 3.48.3 The settlement is surrounded by land of agricultural grade 3.
- 3.48.4 The Environment Agency state that all foul drainage should be to the foul drainage system. A licensed borehole exists at NGR SJ862207. In addition Severn Trent have stated that there is a flooding problem in the settlement, and that there is a sewerage scheme in the Capital Works Programme.
- 3.48.5 The developer of any housing or other sites should liaise with Severn Trent Water Ltd or the Environment Agency as appropriate with regard to water supply and drainage issues.
- 3.48.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3. Protected open spaces have been designated on land to the east of Meadow Drive, a site to the south of Rectory Lane and a site to the west of Brazenhill Lane.

### **Proposals**

***~~PROPOSAL HP19 - RESIDENTIAL DEVELOPMENT OF LAND TO THE WEST OF STATION ROAD, HAUGHTON, STAFFORD.~~***

***~~The Borough Council allocates the site shown as HP19 on the Haughton area Inset Map for residential development of 16 dwellings~~***

- ~~3.48.7 The site area is approximately 0.64 ha of land. The only significant mature trees are on the perimeter of this Station Road site. These will need to be protected during development in accordance with British Standard 5837 : 1991 "Trees in Relation to Construction".~~
- ~~3.48.8 The developer of the site should liaise with Staffordshire County Council as Highway Authority in respect of achieving adequate visibility splays to Station Road and should note the restricted visibility of Station Road with the A518.~~

***~~PROPOSAL HP20 - RESIDENTIAL DEVELOPMENT OF LAND BETWEEN JOLT LANE AND PARK LANE, HAUGHTON, STAFFORD.~~***

***~~The Borough Council allocates the site shown as HP20 on the Haughton Area Inset Map for residential development of 13 dwellings.~~***

- ~~3.48.9 The site area is approximately 0.54 ha of land. The Highway Authority would require the sole means of access to be achieved via Park Lane which will need to be improved to the satisfaction of the County Surveyor.~~

### **~~Developer contributions and Planning Obligations~~**

- ~~3.48.10 Where it is necessary and appropriate to do so the Borough Council will seek contributions from the developer(s) of these sites in accordance with policy INT1 "Planning Obligations".~~

3.49 **Hilderstone**

- 3.49.1 An attractive linear settlement with a population of about 243, located in the north east of the Plan area some five miles east of Stone. The settlement is set in an attractive rolling countryside on a ridge rising southwards and is within the draft Special Landscape Area. The settlement's northern and western edges are bounded by the North Staffordshire Green Belt.
- 3.49.2 The settlement focal point is the junction of the roads to Cheadle and Stoke to the north of the built up core. Around this junction are loosely grouped four significant buildings, Christ Church, the former school, School House and Lower Farmhouse. The settlement has a number of listed and other significant buildings which form part of Hilderstone Conservation Area designated in 1977.
- 3.49.3 The settlement is surrounded by land of agricultural grade 3.
- 3.49.4 The Environment Agency state that developers should ensure that there is adequate capacity in the sewerage system and the pumping station, to prevent the premature discharge of any sewer overflows.
- 3.49.5 Severn Trent Water have stated that this is an area of possible concern for water supply, and that there is a sewerage scheme in the Capital Works Programme, and a flooding problem in the settlement.
- 3.49.6 An RDB has been defined around the settlement in two parts for the purposes of policies HOU2 and HOU3, which offers very limited scope for infill development, in view of the settlements relationship to the Green Belt. The southern RDB removes a number of residential and other properties from 'Highfields Farm' to 'Windhover' from the Green Belt on the western side of the B5066.
- 3.49.7 The northern and eastern parts of the RDB also serve to define the boundary of the Green Belt.

3.50 **Hixon**

- 3.50.1 A large settlement with a population of about 1,071 located in the east of the plan area situated on the eastern edge of the Trent Valley on a west facing slope. The settlement spills onto the floor of the valley where a war time airfield has formed the nucleus for warehousing and industrial development. The settlement is about half a mile from the A51 road and has undergone considerable post war development.
- 3.50.2 Listed buildings include the Church of St. Peter and Mount Pleasant.
- 3.50.3 The Environment Agency have no objections in principle to development proposed in this settlement provided that Severn Trent Water are satisfied that sufficient capacity is available within the system. Severn Trent have stated that there is a flooding problem in the settlement.
- 3.50.4 The settlement is surrounded by land of agricultural grade 3.

- 3.50.5 A Protected Open Space Area has been designated on land to the south of Legge Lane.
- 3.50.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.

### Proposals

**~~PROPOSAL HP21 – RESIDENTIAL DEVELOPMENT OF LAND TO THE WEST OF CHURCH ROAD, HIXON, STAFFORD.~~**

**~~The Borough Council allocates the site shown as HP21 on the Hixon Area Inset Map for residential development of 35 dwellings.~~**

- ~~3.50.7 The site area is approximately 1.45 ha of land. The Environment Agency have stated that surface water should discharge to soakaways with on site balancing of any proposed roads or car parking areas.~~

~~3.50.8 **Development Contributions and Planning Obligations**~~

~~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”.~~

3.50.9 **~~PROPOSAL HP22 – RESIDENTIAL DEVELOPMENT OF LAND TO THE WEST OF CHURCH LANE, HIXON, STAFFORD.~~**

**~~The Borough Council allocates the site shown as HP22 on the Hixon Area Inset Map for residential development of 40 dwellings.~~**

### ~~Location~~

- ~~3.50.10 This site comprises 1.92 hectares of land situated to the south of Ivy Court part of a recent residential development and west of Hammonds Croft and St. Peters Church, Hixon. The sites western boundary adjoins open countryside. On the sites southern boundary are St. Peter's Church car park and cemetery, a Staffordshire County Council education department facility and a Primary School and beyond these areas further to the south is an industrial estate.~~

### ~~Description~~

- ~~3.50.11 This is an approximately square site with well defined boundaries to the east, south and west. These boundaries comprise mature, though in part, gappy hedgerows and trees. There are no on-site trees. The landform slopes gently upwards from the southwest to the east and north. The gradient in the eastern third rises more noticeably towards St. Peters Church which is an elevated site. The northern boundary adjoins the amenity public open space which includes a formal equipped children's play area facing the new dwellings in Ivy Court.~~

- 3.50.12 — ~~The site while reasonably well contained and screened will require some additional planting along boundaries, particularly along the gappy western boundary hedgerow in order to reduce the impact of development on the views from the railway and New Road. Particular care must also be taken to protect the view of St. Peters Church from the west. The church spire rising out of the trees is a landmark which should be retained.~~
- 3.50.13 — ~~Consideration should be given to providing a footpath link through the site, linking with both the existing recent residential development to the north as well as through the open area immediately to the east and where appropriate to any other facility within the settlement for which it would be reasonable to do so. This should include the upgrading and where appropriate enhancement of footpath number 1, so as to provide pedestrian links to bus stops on Church Lane and to the local primary school.~~
- 3.50.14 — ~~The existing public open space feature, including the equipped children's play area adjoining the site's northern boundary, should be the focus of the open space provision required by this site. Consideration should be given to expanding or enhancing the facilities with the open space required by this site. This would result in a "village green" type feature which would be centrally located with respect to the combined existing and proposed sites. The footpaths referred to above should also link with this area. Care should be taken to ensure that the rear elevations and garden boundaries of dwellings do not face on to public spaces including footpaths, public open spaces and highways.~~

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

- 3.50.15 — ~~The site should drain foul water to the public foul water sewerage systems. Severn Trent Water Limited commenced the construction of new works in summer 1997. It will be necessary to liaise with Severn Trent Water Limited to identify any implications for the development of this site.~~
- 3.50.16 — ~~There is no public surface water system for the site to connect to. The Environment Agency will require to be satisfied that drainage to the existing land drainage is acceptable and practical and the developer should liaise with them in this respect. As a matter of general principle the Environment Agency consider that when former green sites are developed, the increase in impermeable area can result in a reduction in soil moisture recharge leading to a reduction of ground water resources and an increase in pollutant loads carried in sewers or surface waters. The Environment Agency would wish to see a greater use of source control techniques (i.e. soakaways, swales and wetlands) in order to achieve a more sustainable forms of development.~~

#### **Highways and Access**

- 3.50.17 — ~~The developer should liaise with the Highway Authority, Staffordshire County Council, with respect to vehicular access to the site.~~

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#### **Developer contributions and Planning Obligations**

~~3.50.18 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”.~~

**3.51 Hopton**

- 3.51.1 An attractive settlement with a population of about 208, located immediately north-east of Stafford set on a south facing sandstone scarp. The main part of the settlement includes a scattering of historic buildings which have been interspersed with post-war residential development. To the north are a number of residential caravan sites which are centred on Within Lane.
- 3.51.2 The settlement has land of agricultural grade 4 to the west and grade 3 to the east.
- 3.51.3 The Environment Agency state that the area is unsewered and is therefore unsuitable for any significant development.
- 3.51.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.
- 3.51.5 A Protected Open Space area has been designated on land to the south of Hopton Hall Lane.

**3.52 Hyde Lea**

- 3.52.1 A settlement with a population of about 273, located two miles south west of Stafford, separated from Stafford by the M6 motorway and a belt of open countryside. The settlement is set on top of a hill which has extensive views over Stafford and the surrounding countryside. While the settlement has a scattering of older buildings, it is mainly comprised of post-war detached housing.
- 3.52.2 The settlement is surrounded by land of agricultural grade 3.
- 3.52.3 The Environment Agency have stated that foul drainage should discharge to the public sewerage system.
- 3.52.4 Severn Trent Water have stated that this is an area of possible concern for water supply.
- 3.52.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

**3.53 Little Haywood and Colwich**

- 3.53.1 Little Haywood and Colwich in the south east of the Plan area are separate settlements with a combined population of about 2,390 linked by the former A51 road. They are situated on the edge of the Trent Valley on gently rising ground, having views over the valley and towards Cannock Chase.
- 3.53.2 A railway line runs along the valley dividing the two settlements and the eastern limits of the settlements are formed by the A51 bypass road. The

Trent and Mersey Canal, a Conservation Area, designated in 1988 also follows the line of the valley but to the south of the settlements.

- 3.53.3 While both settlements have undergone significant post-war expansion, they are also of considerable historic interest and their centres fall within the Colwich and Little Haywood Conservation Area designated in 1974. Little Haywood has a number of listed buildings including the Lamb and Flag public house and St. Mary's Abbey, Colwich also has a number of listed buildings including the Church of St. Michael and All Angels.
- 3.53.4 The Cannock Chase Area of Outstanding Natural Beauty lies at the south of the settlements. There is a Grade I Site of Biological/Geological Interest at Colwich Brickworks. The settlements are surrounded by land of agricultural grade 3.
- 3.53.5 The Environment Agency have no objections in principle to development proposed in this settlement provided that Severn Trent Water are satisfied that sufficient capacity is available within the system.
- 3.53.6 Severn Trent Water have stated that Colwich is an area of possible concern for water supply and that there is a flooding problem in the settlement. Severn Trent have also indicated that there is a sewerage scheme in the Capital Works Programme.
- 3.53.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offer very limited scope for infill development
- 3.53.8 Protected Open Space areas have been designated on land in the vicinity of St. Mary's Abbey and on land adjacent to the A51.

### 3.54 **Meir Heath and Rough Close**

- 3.54.1 Meir Heath and Rough Close together form a large settlement with a population of about 2,688, located in the north east of the Plan area. The settlement was originally centred on staggered crossroads which together with a number of shops, a public house and an eighteenth century listed windmill forms the settlement focal point.
- 3.54.2 Development spreads along the radial roads and to the north merges into Meir. To the east, the settlement is separated from Blythe Bridge by a narrow strip of open land which is designated Green Belt, and to the west it merges into Rough Close. The settlement is bounded to the south by the North Staffordshire Green Belt.
- 3.54.3 Rough Close is a small settlement centred on a cross roads. Housing is located on the radial roads and is abutted on the north western side by Barlaston common, an extensive area of common land which has been identified as an important lowland heathland site by English Nature and is also a Grade II Site of Biological/Geological Interest. The southern and western boundaries of the settlement are formed by the North Staffordshire Green Belt.

- 3.54.4 Most of the land to the south of the settlement is of agricultural grade 4 with some grade 3. Special Landscape Area designation affects the surrounding area.
- 3.54.5 The Environment Agency state that development must be connected to the public foul sewerage system. There will be a need to ensure that there is adequate capacity available within the system and the pumping station. Severn Trent Water have stated that this is an area of possible concern for water supply, and that there is a flooding problem in the settlement.
- 3.54.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development, in view of the settlements relationship to the Green Belt. The southern and western parts of the RDB also serve to define the Green Belt.
- 3.55 **Milford**
- 3.55.1 Milford, a settlement with a population of about 223, lies on the southern side of the Stoke to London main railway and within the Cannock Chase Area of Outstanding Natural Beauty. Milford Common which is an open and attractive area of land lies to the south east of the settlement.
- 3.55.2 The settlement is spread along the main A513 Stafford to Rugeley Road and at the eastern end there are a number of commercial properties that are related to the recreational activities of Cannock Chase.
- 3.55.3 Listed buildings include Milford Hall, the Holdiford Bridge and aqueduct carrying the Staffordshire and Worcestershire Canal over the River Sow.
- 3.55.4 The settlement is surrounded by land of agricultural grade 3.
- 3.55.5 The Environment Agency have stated that development should discharge to the public foul sewerage system. Septic tanks will not be acceptable in this location as the settlement is within the Source Protection Zone of the Environment Agency's Ground Water Protection Policy which includes the Milford water supply borehole.
- 3.55.6 Severn Trent Water have stated that this is an area of possible concern for water supply , and that there is a flooding problem in the settlement.
- 3.55.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3.
- 3.56 **Milwich**
- 3.56.1 An attractive small settlement with a population of about 152, located in the north-east of the Plan area. The nucleated core is within the valley bottom of the Wheatlow Brook and buildings stretch southwards up the valley alongside Sandon Road. There is a significant amount of early post-war residential development together with more recent residential development in the core of the settlement.

- 3.56.2 The settlement contains a number of listed buildings including All Saint's Church and Milwich Hall. There are also a number of other older buildings, chiefly along the B5027 Stone to Uttoxeter Road, which although not listed contribute to the village setting.
- 3.56.3 The settlement is mainly surrounded by land of agricultural grade 3 with strips of grade 4 following the line watercourses to the north and south west.
- 3.56.4 The settlement lies within the Special Landscape Area.
- 3.56.5 The Environment Agency state that all development must drain to the public foul sewerage system.
- 3.56.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offer very limited scope for infill development.
- 3.57 **Norbury**
- 3.57.1 A small settlement with a population of about 154, located in the west of the Plan area approximately half a mile south of the main A519 Eccleshall to Newport Road. The core areas, comprising brick buildings and a stone built church, has been added to by post-war housing development.
- 3.57.2 The settlement is mainly surrounded by land of agricultural grade 3 with some grade 2 to the south west.
- 3.57.3 The Environment Agency state that a new sewage treatment plant has been built with a design capacity of 168. Any development which would increase the population over this level may require improvements to the plant and Severn Trent Water should be consulted.
- 3.57.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers scope for infill development.
- 3.58 **Oulton**
- 3.58.1 A medium sized settlement with a population of about 456, located immediately to the north east of Stone. The settlement is an inset within the North Staffordshire Green Belt and the Special Landscape Area.
- 3.58.2 The northern half of the settlement is bounded by land of agricultural grade 4 and the southern half, grade 3.
- 3.58.3 The Environment Agency have stated that development should not be considered until improvements to the sewage treatment works have been undertaken.
- 3.58.4 Severn Trent have stated that there are water mains within this settlement but without details of proposals, it is not possible to provide detailed comment. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of Capital

Schemes. Further details of any development proposed would be required before this could be assessed.

3.58.5 The settlement is washed over by Green Belt notation and the RDB defined around the settlement specifies the area within which policy E&D14 will apply. The RDB is drawn tightly around the settlement and therefore offers limited scope for infill development, which is consistent with the settlement's Green Belt setting.

### 3.59 **Ranton**

3.59.1 A small linear settlement with a population of about 246, located in the west of the Plain area. Important features of the core area are the All Saints' Church and the Vicarage both surrounded by mature trees. A modern estate development is located to the south of the core area and a small Council house development to the north.

3.59.2 The settlement is bounded by grade 2 agricultural land to the north and grade 3 elsewhere.

3.59.3 The Environment Agency state that this settlement is only partly sewered. Any significant development would require off site improvements to the existing sewerage system.

3.59.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers limited scope for infill development.

### 3.60 **Salt**

3.60.1 Salt is a linear settlement with a population of about 179, situated on the edge of the Trent Valley at the foot of a significant north-facing slope. The settlement contains a scattering of historic buildings but mainly consists of post-war housing.

3.60.2 The Environment Agency have stated that all development must be to the public foul sewerage system provided that adequate capacity is available in the sewers and the pumping station.

3.60.3 Severn Trent have indicated that there is a sewerage scheme in the Capital Works Programme.

3.60.4 The settlement is mainly bounded by grade 4 agricultural land with grade 3 to the north west and south east.

3.60.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development.

### 3.61 **Seighford**

3.61.1 A small settlement with a population of about 206, located in the west of the Plan area located approximately one and a half miles south of Great Bridgeford. It is situated on a gentle slope overlooking Millian Brook. The original part of the settlement which is comprised of several farms, cottages

and a school is grouped around the brick and stone built Church. More recent post-war development has taken place to the west and east of the village core.

3.61.2 The settlement is mainly bounded by grade 3 agricultural land with an area of grade 4 to the north east.

3.61.3 The Environment Agency state that the settlement is sewered. All development should drain to the public sewerage system.

3.61.4 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offer very limited scope for infill development.

### 3.62 **Swynnerton**

3.62.1 An attractive settlement with a population of about 507, located within the North Staffordshire Green Belt and Special Landscape Area, north west of Stone.

3.62.2 The settlement has two distinct areas, the older core is mostly included in the Swynnerton Conservation Area designated in 1970. The more recent housing estate forms the western half of the settlement. The main street is attractive with each building contributing to, on the whole, a very significant street scene. There are a number of listed buildings including Swynnerton Hall and the Rectory and Church of St. Mary. To the north of the settlement and occupying a prominent position is one of a number of water towers in the area.

3.62.3 This settlement is surrounded by grade 3 agricultural land.

3.62.4 The Environment Agency state that the settlement is served by public sewers. Drainage from any new development should discharge to the public sewerage system.

3.62.5 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers very limited scope for infill development which is consistent with its Green Belt setting. The RDB also serves to define the Green Belt around this settlement.

### 3.63 **Tittensor**

3.63.1 A settlement with a population of about 635, located astride the A34 about five miles south of Stoke-on-Trent and to the east of the floodplain of the River Trent.

3.63.2 The main focal point of the settlement is Monument Lane. To the north of the settlement the land rises steeply up Monument Hill which is surmounted by the Sutherland Monument a Listed structure. To the south of the settlement running east-west is an attractive wooded gorge.

3.63.3 The settlement is bounded by grade 3 agricultural land.

3.63.4 The whole of the settlement lies within a Special Landscape Area.

- 3.63.5 The Environment Agency state that development must be to the public foul sewerage system.
- 3.63.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers limited scope for infill development. The RDB also defines the Green Belt around this settlement.
- 3.64 **Trentham/Dairyfields**
- 3.64.1 Primarily an inter war housing estate with a population of about 408, abutting the Borough Council boundary in the north of the plan area. The settlement is currently washed over by green belt.
- 3.64.2 The area to the south of the settlement forms part of Trentham Park and to the north west is abutted by Hargreaves Wood, a BGI.
- 3.64.3 The Environment Agency state that any development must be to the public foul sewerage system provided that adequate capacity is available in the system and the pumping station to prevent the premature discharge of sewage to any watercourse.
- 3.64.4 The settlement is washed over by Green Belt notation and the RDB which has been defined around the settlement for the purposes of policies HOU2 and HOU3 also specifies the area within which Policy E&D14 will apply.
- 3.65 **Weston**
- 3.65.1 Weston is an historic settlement, with a population of about 587, located in the south east of the Plan area within the Trent Valley at the junction of the A51 and A518 roads. The settlement is located between the Stoke to London railway and the Trent and Mersey Canal.
- 3.65.2 The canal area was designated a Conservation Area in 1988. This designation encourages good quality and sympathetic design and layout of any development in the adjacent area. To the south west of the settlement lies the floodplain of the River Trent.
- 3.65.3 Weston has a large village green which is an important focal point. There are two listed buildings, the Church of St. Andrew and the Manor House. In addition the settlement has the attractive Weston Pool and the substantial stone built house of Abbeylands.
- 3.65.4 The settlement is bounded by grade 4 agricultural land to the south west and grade 3 elsewhere.
- 3.65.5 The Environment Agency have no objections in principle to development proposed in this settlement. The Environment Agency should be consulted with respect to the proposed method of disposal of surface water from any development area.
- 3.65.6 Severn Trent have stated that there are water mains within this settlement but without details of proposals it is not possible to provide detailed comment.

Weston Sewage Works are programmed for closure. The settlement would drain to Brancote Sewage Works and as such should present the company with no problems in principle. Severn Trent may however require development to be delayed pending completion of Capital Schemes. Further details of any development proposed would be required before this could be assessed.

3.65.7 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers scope for infill development. A Protected Open Space area has been designated on three separate parts of The Green.

### 3.66 **Woodseaves**

3.66.1 A medium sized settlement with a population of about 565, located in the west of the Plan area lying astride the A519 Eccleshall to Newport Road. The older part of the settlement is essentially linear following the main road, with more recent private and public development spreading east and west at the northern edge of the settlement.

3.66.2 The northern part of the settlement occupies an elevated flat position with extensive views eastwards. From the crossroads the land falls away southwards and westwards to the Shropshire Union Canal, a conservation area designated in 1984.

3.66.3 The settlement is bounded by grade 3 agricultural land with an area of grade 2 to the north.

3.66.4 The Environment Agency state that the settlement has a new sewage treatment plant which has a population design capacity of 682. Any development which would increase the population above this level may require improvements to the plant and Severn Trent Water should be consulted.

3.66.5 Severn Trent Water have stated that this is an area of possible concern for water supply.

3.66.6 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3 and offers limited scope for infill development.

### 3.67 **Yarnfield**

3.67.1 A large settlement with a population of about 904, located to the north of the Plan area approximately three miles west of Stone bounded by the North Staffordshire Green Belt. Topographically the settlement occupies a flat, low lying position.

3.67.2 The older parts of the settlement are centred on The Green, Gorsty Hill Farm and Yew Tree Farm. Yarnfield House is an important visual feature.

3.67.3 The British Telecom Training College complex occupies a large area to the north of the settlement within the green belt.

- 3.67.4 Considerable recent development has taken place both north and south of The Green which is an important open area. The settlement is located within the draft Special Landscape Area. A wetlands Consultation Area lies to the east of the settlement.
- 3.67.5 The settlement is bounded by grade 2 agricultural land to the north and east, grade 3 to the west and grade 3-4 to the south.
- 3.67.6 The Environment Agency have stated that the settlement is served by a public sewerage system but the pumping station at Duncan Hall is prone to failure and significant upgrading would be required to serve any future development. All drainage must be to the public sewerage system.
- 3.67.7 Severn Trent have indicated that there is a sewerage scheme in the Capital Works Programme, and that there is a flooding problem in the settlement.
- 3.67.8 An RDB has been defined around the settlement for the purposes of policies HOU2 and HOU3, and offers very limited scope for infill development, consistent with its Green Belt setting and level of existing commitments. The RDB defines the Green Belt around the settlement.
- 3.67.9 A Protected Open Space area has been designated on land at The Green.

### **Provision for Residential Development in other Rural locations**

#### **3.68 Stallington Hospital, Stallington**

- 3.68.1 The area at Stallington Hospital defined within the site boundary shown on the Stallington Inset Map will be subject to Policy E&D13 “Redevelopment of Major Developed sites in the Green Belt”.
- 3.68.2 The small settlement of Stallington together with associated farm buildings is located adjacent to the north east corner of the hospital complex.
- 3.68.3 The hospital complex consists of an assortment of buildings set within landscaped grounds, and concentrated in a fairly discrete area. The land falls away from the north east corner of the site to it’s south west corner, but there are also a number of ground level changes throughout the site.
- 3.68.4 The original house is situated at the southern end of the site, set back and tree screened from the rest of the hospital ward blocks, and is used as an administrative centre for the hospital. The rest of the buildings are a mixture of materials and building styles.