

Stafford Borough Local Plan 2020-2040

Preferred options



Westbridge D

Amphitheatre
Crown Meadow Nature Reserve

Town Centre



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Information about the preferred options consultation

Consultation Information and how to respond

The preferred options consultation will run between Monday 24th October 2022 and 12 noon on Monday 12th December 2022.

We strongly encourage you to respond using the form available on the council's website at <https://www.staffordbc.gov.uk/Strategic-Planning-and-Placemaking-consultations> Please email completed forms to SPPconsultations@staffordbc.gov.uk

Alternatively, if you choose to respond by e-mail or letter, please identify the paragraph or policy number to which your comments relate. Responses made by letter should be sent to the following address: Strategic Planning & Placemaking, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

We will be arranging consultation events at venues across the borough. Check the council's website and social media channels for details.

What are the preferred options?

We are consulting upon a full draft plan including proposed site allocations and an updated policies map. This is not our final draft of the plan so there is still an opportunity for changes to be made in response to feedback we receive during this consultation. We will continue to gather evidence to support the plan. Changes may also be needed to reflect future changes to government policy including the National Planning Policy Framework.

We will be consulting on the final version of the plan the council wishes to adopt (Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012) in summer 2023.

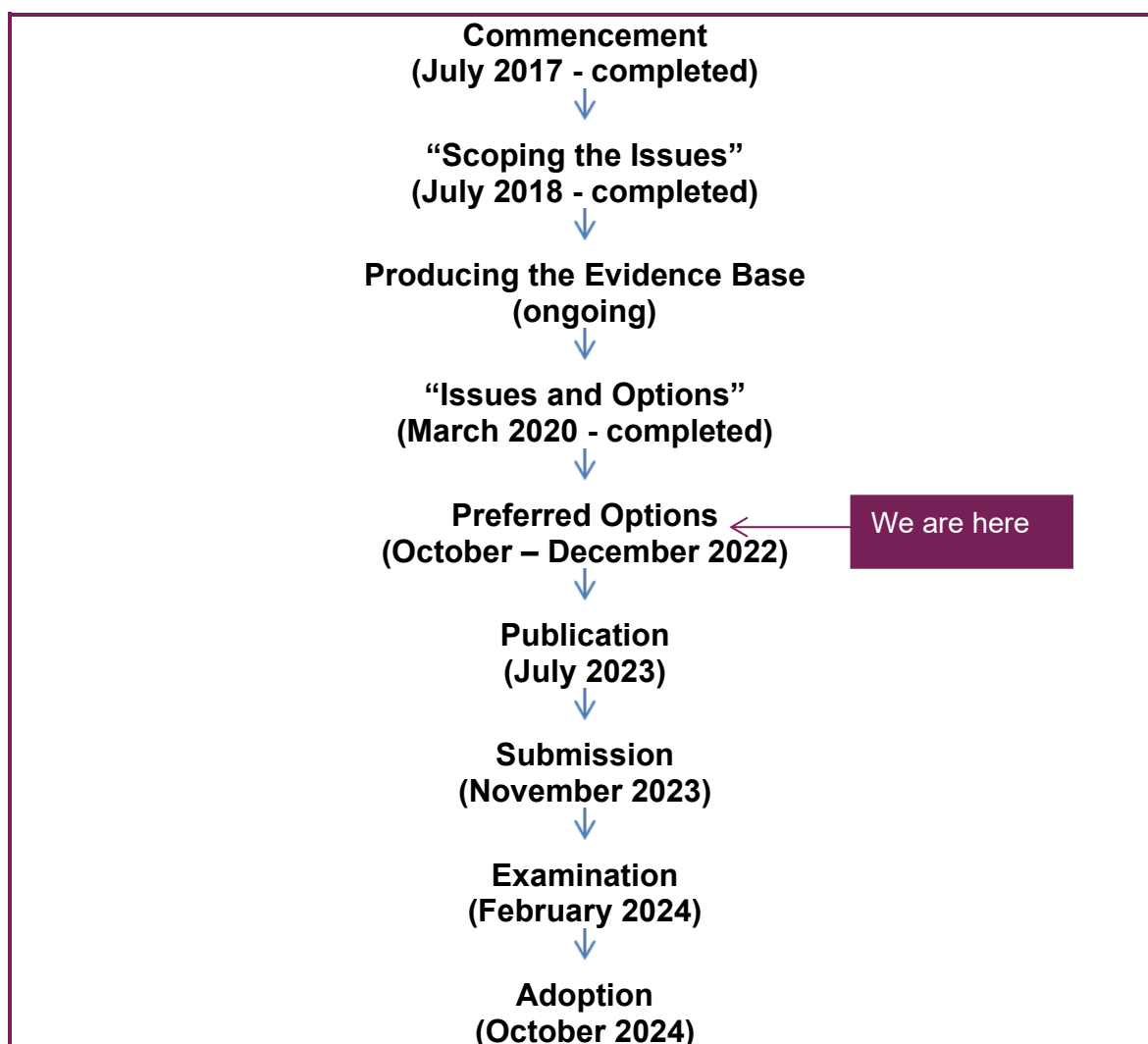
Why does Stafford Borough need a new local plan?

The new Stafford Borough Local Plan will replace the Plan for Stafford Borough 2011-2031 adopted in June 2014 and Part 2 of the Plan for Stafford Borough adopted in January 2017. Under regulation 10A of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) councils must review their local plans at least once every 5 years from the adoption date to ensure that policies remain relevant and effectively address the needs of the local community. The government advises that most plans are likely to require updating in whole or in part at least every 5 years.

Stafford Borough Council has decided to undertake a full update of the Plan for Stafford Borough.

What has happened to date?

We have progressed through several stages of plan-making and evidence gathering to reach the preferred options (draft plan) stage. These are detailed in the table below. In particular, the preferred options build upon the issues and options consultation we undertook in spring 2020.



Evidence to support the new plan

The council has commissioned a number of studies to provide evidence to support the preparation of the new local plan policies. The latest evidence to support plan-making can be found here: <https://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base>

How will the council assess the environmental impacts of the emerging Local Plan?

This preferred options draft plan is supported by a Sustainability Appraisal and Habitat Regulations Assessment. These are the principal documents which assess the social, economic, environmental and ecological impacts of the draft plan. They can be accessed here: <https://www.staffordbc.gov.uk/new-lp-2020-2040-evidence-base>

What is the status of the Plan for Stafford Borough and other planning documents now that the council is preparing the new plan?

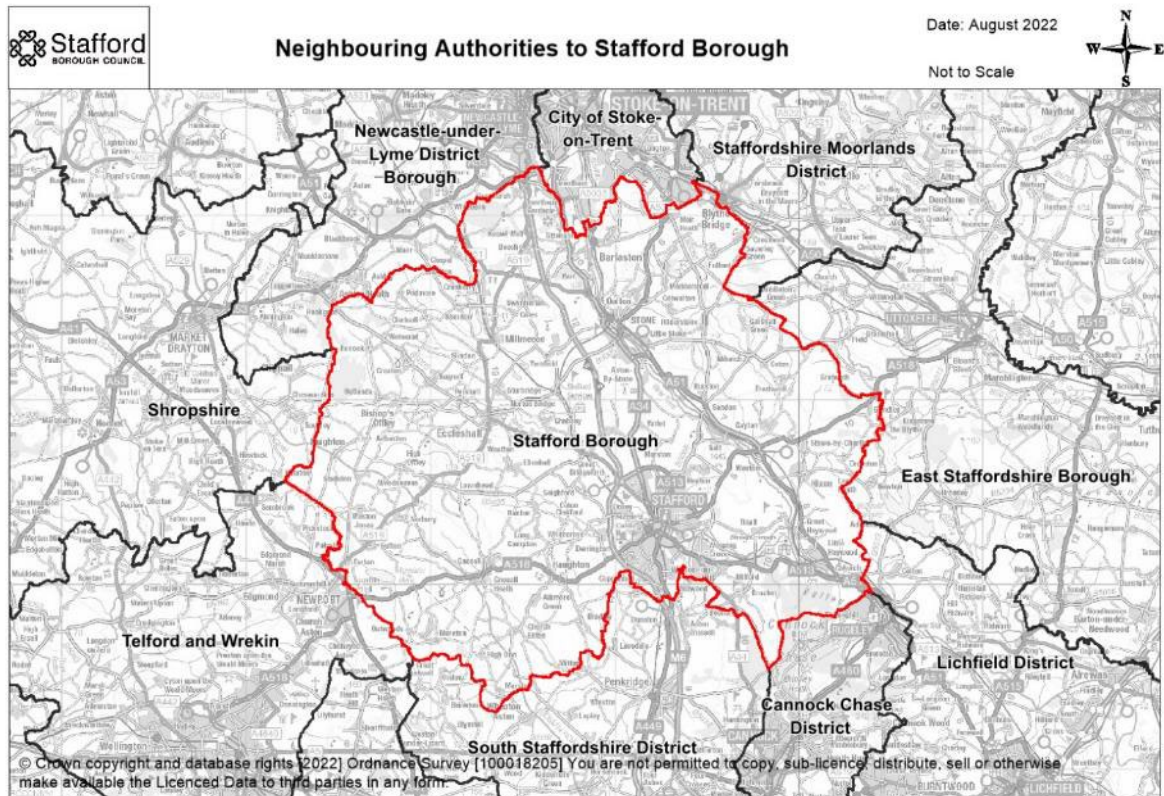
For the purposes of making decisions on planning applications, the Plan for Stafford Borough 2011-2031 (adopted in June 2014), the Plan for Stafford Borough Part 2 (adopted in January 2017), and Neighbourhood Plans that have been made, form the statutory development plan for the area until the new Local Plan is adopted.

How does the new Local Plan address strategic cross border issues?

Local authorities have a duty to address issues that have cross border implications with neighbouring authorities and key statutory agencies to comply with the Localism Act 2011 and the duty to co-operate. Stafford Borough Council continues to have ongoing engagement with these partners to share evidence and develop planning solutions across a range of topics.

What is the role of Neighbourhood Plans?

Local communities can shape the future development of their areas through preparing neighbourhood plans. Neighbourhood plans must be in general conformity with the strategic policies in the adopted Local Plan. A number of Neighbourhood Plans have been 'made' across Stafford Borough in accordance with the Plan for Stafford Borough 2011-2031 and as stated earlier form part of the statutory development plan for the borough. Local communities will have the opportunity to prepare new Neighbourhood Plans after the New Local Plan 2020-2040 is adopted.



How to use this plan

The policies of this plan will be used in the determination of planning applications for development within Stafford Borough. Read as a whole the policies tell a decision maker how to respond to an application. Decision makers will also have regard to other material considerations (see glossary) including national planning policy and guidance.

Planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise (see the glossary for definitions of the development plan and material considerations). The development plan will comprise of this plan together with 'made' neighbourhood plans which are in conformity with the plan, and the minerals and waste planning policies of Staffordshire County Council.

The policies of this plan should be read as a whole. Policies are not specifically cross referenced to other policies that may be applicable. Some policies, such as policies on design and transport, are likely to be applicable to most planning applications. Other policies are focussed on more specific categories of development.

We recommend that those new to the plan:

Start with understanding the development strategy which sets out the strategy for the levels and locations of new housing and workplaces that are to be developed in the period 2020-2040, together with the plan's response to climate change and the types of development that will be deemed acceptable in rural areas.

Look at the policies map which shows applicable designations and area-based policies.

Review site allocation policies. These tell you where land is allocated for development and set principles and parameters for the form that development should take.

Consult the detailed development management policies. Policies 16 and onwards are topic-based development management policies. A number of these policies are likely to be applicable to most if not all planning applications.

In due course and when considering making a planning application in the light of the policies set out in this plan, you are advised to seek pre-application advice from the council's Development service. We encourage those intending to submit a planning application to seek pre-application advice. This process can identify the need for specialist input and any issues that may be raised at the planning application stage. It can avoid delay in the planning process. Further details of the pre-application advice service can be found on the council's website: <https://www.staffordbc.gov.uk/pre-application-advice>



Vision & objectives

The vision of this local plan is:

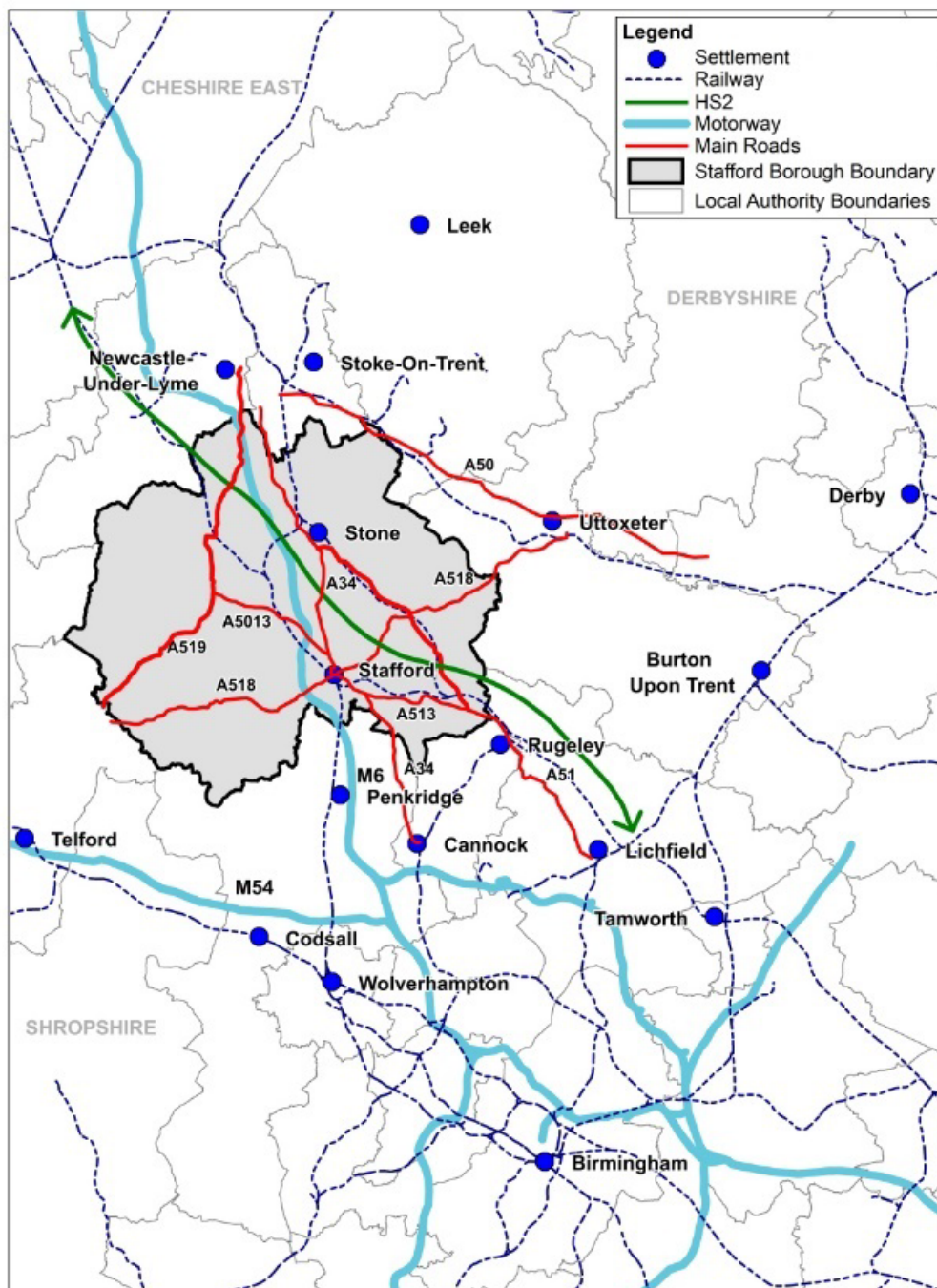
A prosperous and attractive borough with strong communities.

The local plan has the following objectives (note that the order of the objectives doesn't reflect any particular priority):

- 1** Contribute to Stafford Borough being net zero carbon by ensuring that development mitigates and adapts to climate change and is future proof
- 2** To develop a high value, high skill, innovative and sustainable economy
- 3** To strengthen our town centres through a quality environment and flexible mix of uses
- 4** To deliver sustainable economic and housing growth to provide income and jobs
- 5** To deliver infrastructure led growth supported by accessible services and facilities
- 6** To provide an attractive place to live and work and support strong communities that promote health and wellbeing
- 7** To increase and enhance green and blue infrastructure in the borough and to enable greater access to it while improving the natural environment and biodiversity
- 8** To secure high-quality design

Spatial portrait of Stafford Borough

Stafford Borough is centrally located within the county of Staffordshire. It lies between the north Staffordshire conurbation to the north, comprising of Stoke-on-Trent and Newcastle-under-Lyme, and the West Midlands conurbation to the south.



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The borough is predominantly rural, covering approximately 230 square miles. It is the 238th most densely populated lower tier English local authority, of 317 such authorities. It has two main towns, Stafford and Stone and many villages and hamlets.

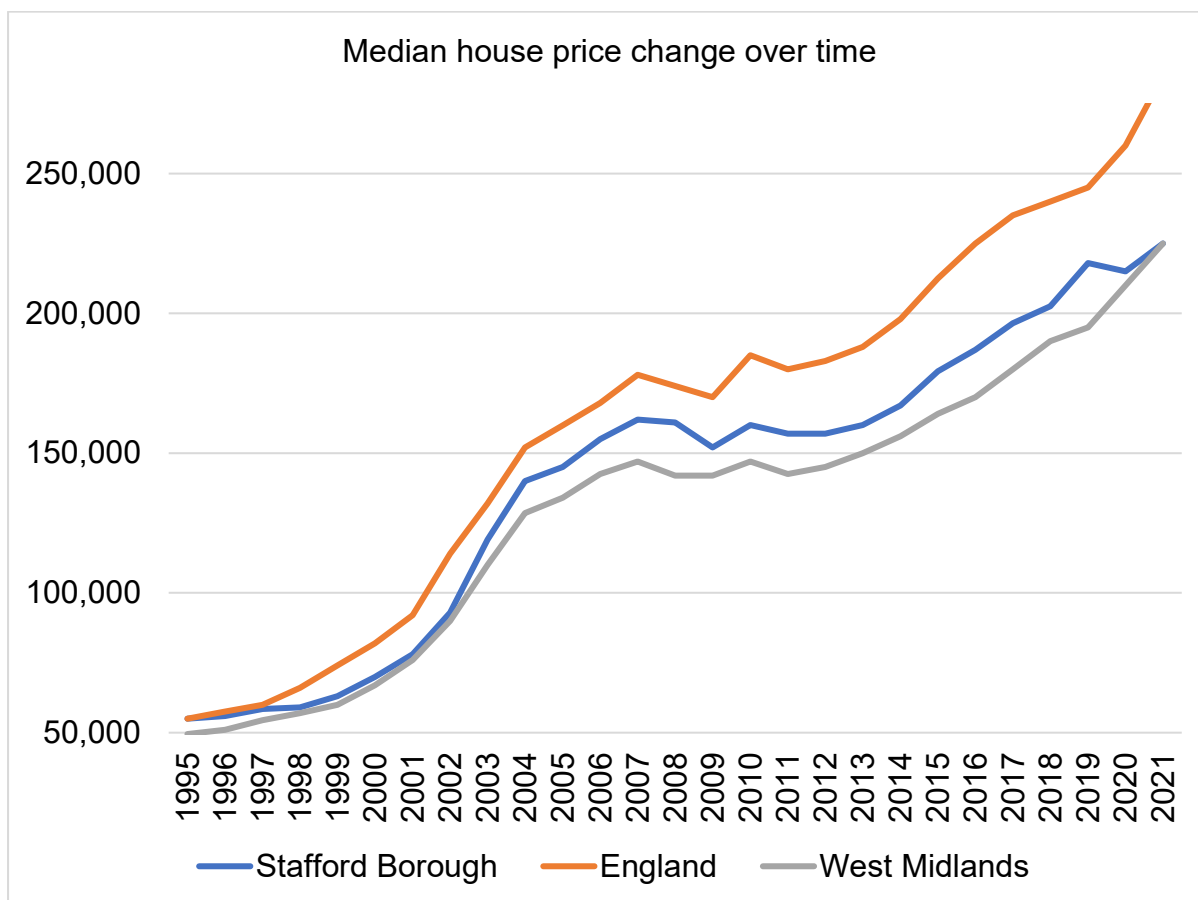
The borough has excellent transport links, including the M6, West Coast Mainline rail and in future will be served by High Speed 2 (HS2). Although the borough is relatively self-contained, there are important economic linkages with both the West Midlands and north Staffordshire conurbations.

The population of the borough in 2021 was 136,800 people, with a third of the population living in the borough's rural areas. Stafford and Stone are the borough's main employment centres.

Between 2000 and 2020 the borough's population is estimated to have grown by 14%, which is above the 13.1% increase for the West Midlands region but slightly below the 14.9% increase for England.

Stafford Borough has a relatively strong economy. Unemployment rates have been consistently lower than the national average. Skill levels are relatively high, with 52.9% of residents having NVQ level 4 qualifications or above compared to 43.1% of the population of Great Britain. The average earnings of borough residents are higher than the West Midlands and England averages. But the average earnings for jobs in the borough are below the averages for the West Midlands and England.

Median house prices and affordability ratios in the borough are below national averages, but above those for the West Midlands. The median housing affordability ratio for workplace-based earnings in 2021 was 7.71, compared to 9.05 for England and 7.50 for the West Midlands.



The borough is the 230th most deprived lower tier local authority in England, placing it in the 30% least deprived local authorities.

The natural landscape of the borough is characterised by flat, low-lying land between the rivers Trent, Penk and Sow. Much of the area is intensively farmed agricultural land (including stock farming), interspersed with ancient and semi-natural woodland and grasslands. The upland landscape in the south-east of the borough is nationally recognised through its designation as part of the Cannock Chase Area of Outstanding Natural Beauty.

The borough contains Ramsar sites (wetlands of international importance designated under The Convention on Wetlands, known as the Ramsar Convention, an intergovernmental environmental treaty which came into force in 1975) at Aqualate Mere, Chartley Moss and Cop Mere, 15 Sites of Special Scientific Interest (SSSIs) and 4 Special Area of Conservation (SAC) at Cannock Chase, Motte Meadows, Chartley Moss and Pasturefields.

There are two areas of Green Belt in the borough. Extensive parts of the north of the borough lie within the North Staffordshire Green Belt while part of the south-eastern area of the borough is designated as part of the West Midlands Green Belt.

Key issues and challenges

- **Delivering sustainable growth:** Between 2011 and 2021 the annual growth rate in the number of dwellings in the borough was 1% (above the increase for England of 0.8% and second to Telford & Wrekin Borough as the highest level in Staffordshire and Shropshire). Between 2000 and 2018 annual employment growth in the borough was +0.83%. More recently, between 2015-2020, the annual employment growth rate was +0.65%, above the England average of 0.56%. In 2021 Gross Domestic Product per person in the borough was £26,742 (the 183rd highest among 376 UK local authorities). Therefore, Stafford Borough is about average among UK local authorities for the productiveness of its economy, although in comparison with other regions in northern Europe it is relatively weak. The borough has seen above average increases in employment and in housebuilding. The challenge for the plan is to support the continued strengthening of the local economy while also continuing to meet housing needs.
- **Providing affordable homes:** In common with much of England, The Housing and Economic Development Needs Assessment highlights the difficulty that many newly forming households in the borough will face in affording market rents without the support of housing benefit or in buying a home. Therefore, the provision of affordable housing is an important issue to be addressed by the new Local Plan.
- **Adapting to local demographic change:** In line with national trends, the population of Stafford borough is ageing. Between 2020 and 2040 the projected number of borough residents aged over 64 years of age is expected to increase by 37.4% to 43,015 people (2018-based subnational population projections). Meeting the housing needs of the growing older population will be an important challenge. Many of these needs will be able to be met by supporting residents to continue living in their own homes. This can be achieved by future proofing homes to ensure residents can live in them their whole lives, but there will also be a need for the continued provision of specialist older persons' housing, including extra care units to allow for movement between homes.
- **Sustaining an attractive and distinctive natural and built environment:** The borough has a rich natural environment. This includes the nationally designated Cannock Chase AONB, four Special Areas of Conservation (SACs), three Ramsar sites and 15 SSSIs. There are also numerous locally designated sites, ancient and species-rich hedgerows and ancient woodlands. The borough's built environment is also an important asset and is protected through more than 800 listed buildings and 30 conservation areas. An important challenge for the new Local Plan will be to maintain and enhance the borough's natural and built environment whilst also delivering development needs
- **Ensuring the borough can reduce its contribution to and respond to climate change.** The borough council has declared a climate emergency. Climate change

is a significant challenge and is likely to have a direct impact in Stafford Borough through a greater risk of droughts and flooding and increased pressure on drainage systems, particularly in winter. Action must be taken locally to adapt to climate change in line with the council's Adaptation Strategy and Climate Change and Green Recovery Strategy. Steering new development away from areas prone to flooding, as well as integrating appropriate measures into new development, including nature-based solutions to climate change, will reduce the impact of climate change. The plan must also reduce lifecycle carbon emissions from new development to contribute to minimising further global heating.

- Maximising access to services and reducing the need to travel: Stafford Borough is a diverse area with Stafford, Stone and the villages providing services and facilities to an extensive rural hinterland. Supporting and enhancing access to services and facilities is important to achieving sustainable development in the borough. The availability of public transport and walking and cycling facilities similarly varies across the borough and so the challenge is to locate more significant development in those locations which are or can be made accessible by a range of transport modes.
- Regenerating the borough's towns and villages: The borough's town and village centres face similar challenges to many centres throughout the country. Changes to shopping patterns and competition from online, out-of-town and other regional centres mean there is a need for centres to adapt and diversify. An important task for the new Local Plan will be to support the regeneration of Stafford and Stone town centres, whilst also enhancing services and facilities in villages.



Development strategy & climate change response

POLICY 1. Development strategy**A. In the period 2020 to 2040 provision will be made for:**

- 1. 10,700 new homes (535 new homes each year); and**
- 2. at least 80 hectares of new employment land.**

B. The housing requirement will be delivered by:

- 1. The completion of the North of Stafford and West of Stafford strategic development locations in accordance with Policies 9 and 10;**
- 2. Completion of existing commitments as detailed in Appendix 6;**
- 3. The development of a new garden community at Meecebrook in accordance with Policies 7 and 8 which is estimated to deliver 3,000 homes by 2040 as part of a larger planned new community;**
- 4. The development of Stafford Station Gateway in accordance with Policy 11;**
- 5. The development of the other housing site allocations under Policy 12;**
- 6. The permitting of housing on windfall sites within settlement boundaries where applications accord with the policies of this plan; and**
- 7. The permitting of housing which accords with the policies of this plan on new housing in rural areas.**

C. The spatial distribution of new housing is shown in the table within this policy.**D. The employment land requirement will be delivered through:**

- 1. Redevelopment in Stafford, including the Stafford Station Gateway project and town centre transformation;**
- 2. Completion of the existing employment land commitments as detailed in Appendix 7;**
- 3. The development of the other employment site allocations under Policy 12; and**
- 4. The development by 2040 of 15ha of employment land at Meecebrook Garden Community as part of a larger allocation under Policy 7.**

E. The development strategy will be reviewed within 5 years of adoption of the plan in accordance with national policy.

Table: Broad spatial distribution of housing

Sources of housing supply 2020-2040 (proportion in brackets)	Completions 2020-2022	Commitments	New allocations/ supply sources
Windfall (6%)	N/A	N/A	750
Stafford (59%)	766	5438	1,181
Stone (7%)	243	268	370
Meecebrook (24%)	N/A	N/A	3,000
Larger settlements (4%)	84	144	234
Smaller settlements (<1%)	7	13	N/A
Rural areas (<1%)	20	62	N/A
Total	1,120	5,925	5,535

1.1 – In the table within the policy ‘Commitments’ means residual site allocations under Plan for Stafford Borough and sites with planning permission.

1.2 – The Stafford Borough Economic and Housing Development Needs Assessment (Lichfields 2020) (EHDNA) outlines that, to supply the workforce to support the core employment growth forecast, the borough’s housing need equates to 435 new dwellings each year. This is higher than the minimum figure for local housing need set by national guidance (calculated in accordance with the standard methodology outlined in the Planning Practice Guidance) of 391 new homes per year (2022). The higher number of 435 is therefore a ‘jobs based’ housing projection.

1.3 – In addition to the borough’s own housing need, the development strategy also allows for 2,000 homes as a contribution to meeting unmet need of other authorities in the region. Those homes are the subject of ongoing negotiations with other regional authorities.

1.4 – It is intended that any unmet housing need from other authorities will be delivered at Meecebrook Garden Community. This, in turn, is predicated upon Meecebrook being able to deliver 3,000 homes within the plan period. If further evidence indicates that Meecebrook would deliver fewer than 3,000 homes within the plan period, then the quantum of unmet needs the borough is able to accommodate would likewise need to be reassessed.

1.5 – The development strategy for employment land is based on the EHDNA’s core projection for 2020-2040 employment growth in the borough plus a 50% uplift to align with housing growth that is planned to be above baseline local housing needs.

1.6 – As part of the preparation of the Local Plan 2020-2040 a range of different scenarios for housing and employment growth have been tested. The selected development strategy is ambitious but deliverable. It will deliver more jobs and

employment land than the baseline forecast, allowing for a strong bounce-back from the COVID-19 pandemic, and represents an increase in the housing delivery target from the Plan for Stafford Borough 2011-2031.

1.7 – To ensure this plan is positively prepared and maximises delivery to meet development needs over the plan period, the plan identifies or allocates sufficient land for approximately 12,580 homes and 150ha of employment land. This provides a more than 10% supply buffer above minimum requirements.

1.8 – Housing supply over the plan period is summarised in Table 1 below as of 31 March 2022 with subsequent updates to be provided through the council's Authority Monitoring Report in due course. Appendix 6 provides a trajectory illustrating the expected rate of housing delivery over the plan period.

1.9 – In combination existing commitments, windfall, and small site allocations through this plan and neighbourhood plans will ensure that 10% of the housing requirement is delivered on smaller sites of no larger than 1ha in area.

Table 1 – sources of housing supply

Source	No. of homes
2020-2022 completions	1,120
Existing commitments excluding North and West Stafford SLDs as detailed in Appendix 6	1,496
Land North of Stafford	2,700
Land West of Stafford	1,729
Meecebrook Garden Community	3,000
Stafford Station Gateway	900
Other housing allocations under Policy 12	885
Windfall from year 6 of the plan period onwards	750
Total	12,580

1.10 – The spatial strategy for delivery of the development needs reflects the settlement hierarchy in Policy 2. In accordance with that spatial strategy, the largest allocations of housing and employment land are focussed on the principal settlements of Stafford and Stone, together with the new Meecebrook Garden Community. Development in the borough's rural settlements is focussed on those settlements with the greatest range of facilities and services. Thereby patterns of growth are actively managed to focus significant new housing development on sustainable locations. This coordinates the location of housing with the borough's main clusters of economic uses and community facilities and services.

1.11 – Stafford and Stone are the borough's main centres for employment and facilities and benefit from the most extensive public transport services. Residents of new homes in these locations will be likely to need to travel less and will have access to a greater range of facilities. Much of the housing to be provided at Stafford is already planned through the north and west strategic development locations.

1.12 – As detailed in policies 7 and 8 below, Meecebrook will be a new sustainable Garden Community of a scale capable of delivering its own infrastructure. It will contribute significantly to the delivery of housing in the borough in the second part of the plan period and beyond.

1.13 – Housing in the borough’s rural communities is allocated in the larger settlements (see Policy 2 Settlement hierarchy) which have more services and facilities.

1.14 – Economically, the development strategy and supporting policies of this plan seek to provide the basis for supporting sustainable economic growth in both the borough’s towns and its rural areas.

1.15 – The plan supports the following opportunities and priority interventions highlighted in the Stoke-on-Trent and Staffordshire Local Enterprise Partnership Local Industrial Strategy:

- The opportunity to improve the centre of Stafford to attract professional and business services firms, and digital firms, building on current strong connectivity and the future opportunity created by HS2.
- The importance of the built and natural environment and the visitor economy.
- The need to create more flexible small business and grow-on space in key centres and in identified employment sites in rural areas.
- The need to deliver strategic employment sites for inward investment and expansion.

1.16 – The development strategy and policies of this plan:

- Support business development in Stafford town centre through the allocation of the Stafford Station Gateway site and a flexible approach to land use within the centre in Policy 19;
- Protect the built and natural environment, while supporting development of the visitor economy;
- Support the creation and expansion of accommodation for small businesses in a range of locations through Policy 18; and
- Identify the infrastructure needed to support new development, both through specific site allocation policies and through policies on green space, electronic communications and renewable energy.

1.17 – The Local Industrial Strategy, The Stoke-on-Trent and Staffordshire LEP Strategic Economic Plan and work undertaken by Stafford Borough Council identifies the following sectors as being strengths with the potential for growth:

- High value advanced manufacturing, for example at Redhill Business Park.
- The digital sector, with Stafford Borough having nearly 500 digital businesses.
- The visitor economy with over 4 million annual visits, with a particular focus on attracting more visitors to the town of Stafford.
- Business and professional services, particularly in central Stafford in proximity to the railway station.
- Agri-tech.
- The energy sector.

1.18 – The plan seeks to recognise and respond to the specific locational requirements of these sectors by encouraging the visitor economy, providing employment sites in the right locations, encouraging the renewable energy sector and supporting agricultural development.

1.19 – Employment land supply over the plan period includes existing commitments as detailed in Table 2 and detailed in Appendix 7 as at 31 March 2022 with subsequent updates to be provided through the council’s Annual Monitoring Report in due course.

Table 2 – Sources of Employment Land Supply

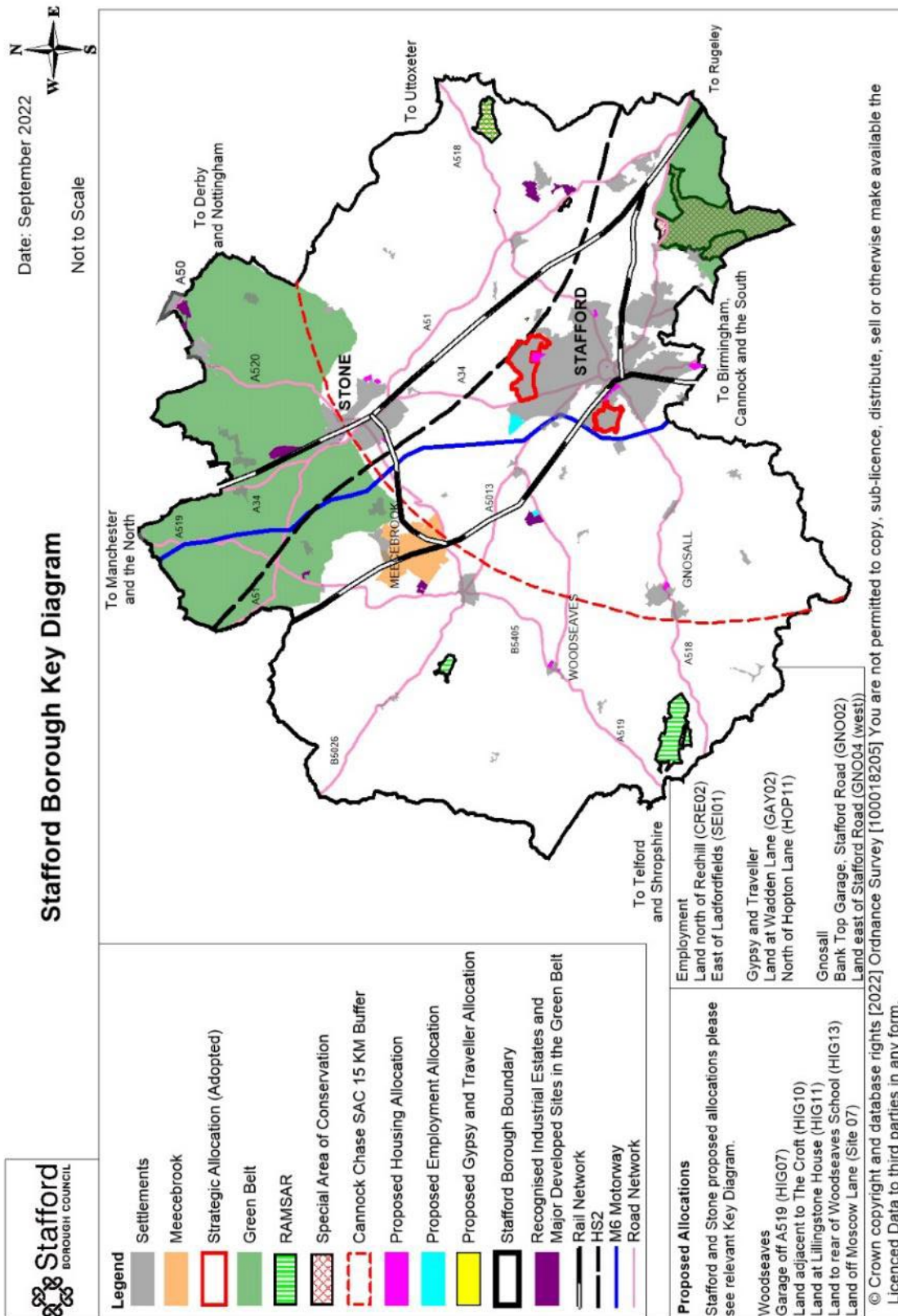
Site locations/Development	Hectares
2020-2022 net completions	-5.5
Existing commitments as detailed in Appendix 7	108.52
Meecebrook Garden Community	15
Stafford Station Gateway	1.56
Other employment allocations under Policy 12	36.75
Total	156.33

1.20 – It should be noted that the Stafford Station Gateway allocation replaces the existing Plan for Stafford Borough employment allocation at the West of Stafford Strategic Development Location. The employment allocation at Meecebrook is justified based on delivering a mix of uses within the new settlement to achieve a more sustainable development. Two further new allocations are proposed under Policy 12 in response to market-signals and as insurance against non-implementation of existing commitments.

1.21 – The 5-year review of the plan target will consider the need to adjust the development strategy based on signals from delivery rates, jobs growth and economic conditions.

1.22 – The plan period runs until 2040 but in allocating the garden community at Meecebrook the council is looking ahead beyond 2040 to continue to meet the borough's housing needs in the future.

1.23 – The development strategy is illustrated in the key diagram, which appears below.



Spatial strategy for Stafford and Stone

1.24 – Building on the development strategy, the next section outlines in more detail the plan’s strategy for the development of the two principal settlements of Stafford and Stone

Stafford settlement strategy

Housing

Stafford town will continue to meet housing requirements by providing approximately 7,385 new market and affordable homes 2020-2040.

New housing development will be provided at a range of development locations as identified on the policies map – Stafford Town inset, including the following strategic development locations:

- The continued development of the North of Stafford and West of Stafford strategic development locations in accordance with Policies 9 and 10;
- Stafford Station Gateway in accordance with Policy 11

Economy

Employment growth and the promotion of economic diversification will be provided through the completion of existing employment land commitments as detailed in Appendix 7, and by redevelopment within Stafford town centre through:

- The Stafford Station Gateway Project;
- A new employment allocation north of Redhill under Policy 12; and
- Town centre regeneration

Land identified as being in an employment use will be protected as employment land in accordance with Policy 16 Protection of Employment Land.

Stafford town centre will support Stafford Borough over the plan period as the main service centre. All new development proposals within Stafford town centre should enhance the appeal of the centre and encourage longer visits in accordance with Policy 19 Town Centres and Main Town Centre Uses. A more flexible approach to appropriate uses in the centre would potentially support a more diverse range of activity and encourage the use of vacant units and/or the redevelopment of underutilised buildings.

Design and Infrastructure

Stafford town will continue to be recognised as the central transport hub within the borough. Development will be required to prioritise sustainable transport and, where possible, enhance or provide infrastructure for walking, cycling and public transport, in line with Policy 52.

Environment

The historic environment will be preserved and enhanced to help encourage tourism within the borough. Stafford town's unique character and heritage will be promoted. Any residential development will not damage the integrity of the Cannock Chase Special Area of Conservation (SAC), nature conservation interests and Local Nature Reserves. An enhancement area will be delivered within the plan period, as indicated in Policy 14 Penk and Sow Countryside Enhancement Area.

1.25 – Stafford town is the borough's principal town and main provider of services, facilities, employment and transport links. Reflecting its role as the head of the settlement hierarchy set by Policy 2 Settlement Hierarchy, the strategy for Stafford town will seek to enhance its role by increasing both the range and quality of services and facilities, with all development within the town contributing towards meeting the borough's growth and development needs.

1.26 – The development strategy for Stafford town aims to meet the borough's housing requirements through the continued development of the strategic allocations at the North of Stafford and the West of Stafford in accordance with Policies 9 and 10, and the completion of committed developments as shown in Appendix 6. New development will be sought, including the Stafford Station Gateway project in accordance with Policy 11, and housing site allocations as shown in Policy 12. As well as these site allocations, the Local Plan's detailed policy framework will steer the type and quantity of development that will happen within Stafford town.

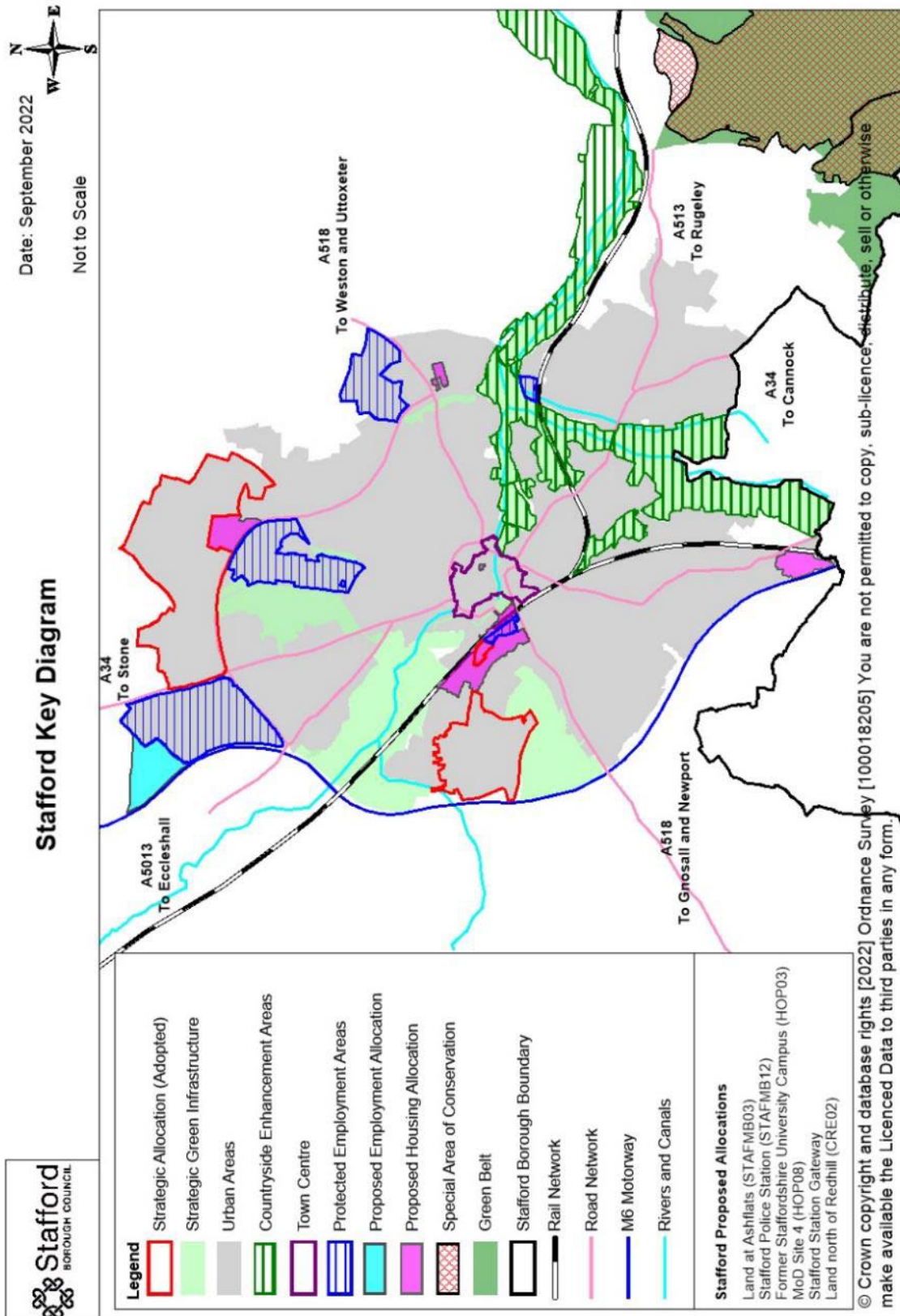
1.27 – Stafford town will maintain its role as the commercial centre of the borough. The employment land requirement will be met through redevelopment including the Stafford Station Gateway project, and projects such as the town centre transformation, to maintain an attractive environment and to ensure an efficient use of land. Further employment land will be delivered through the completion of existing employment land commitments as detailed in Appendix 7. Stafford town will continue to support and encourage opportunities for new enterprises and start-up businesses and will protect employment land in accordance with Policy 16 Protection of Employment Land.

1.28 – Stafford town centre will remain the main service centre of the borough. According to the Stafford & Stone Town Centre Capacity Assessment 2019 Stafford town is reasonably healthy, however the proportion of leisure services currently provided is lower than the national average, and there is a high proportion of vacant units and floorspace. A more flexible approach will be taken to Stafford town centre's spaces, including the encouragement of development that provides leisure services, and in particular hospitality services, such as cafes and restaurants to meet a demonstrable demand. An increase in the number of people living in the town centre will support a vibrant economy, ensure the efficient use of land and deliver sustainable communities going forward. Projects will be supported that provide

linkages between the traditional town centre and the Riverside Waterfront, and Northern Town Centre.

1.29 – Development in Stafford town will provide high quality and well-designed buildings and spaces, supporting and enhancing its attractive sense of space, in accordance with design policies. Existing infrastructure within the town will be sustained and enhanced, and new infrastructure will be delivered where required, in accordance with the Infrastructure Delivery Plan and Policy 37 Infrastructure to support new development and to achieve the objective of the Local Plan. Green Infrastructure within Stafford town will be protected, enhanced and extended as shown in Policy 46 Green and Blue Infrastructure Network. As the main centre of services, Stafford town will maintain and enhance connections throughout the borough. Development over the plan period will aim to reduce the need to travel and will prioritise sustainable transport in accordance with Policy 52 Transport.

1.30 – Stafford town encompasses a variety of heritage assets and natural landscapes. These assets and landscapes are to be preserved and enhanced for the future and will aid in encouraging tourism within the borough. As indicated in Policy 14, a masterplan will be prepared for the delivery of the Penk and Sow Countryside Enhancement Area, which will provide a major nature conservation and recreational resource for the town of Stafford.



Stone settlement strategy

Housing

Stone town will continue to meet housing requirements by providing approximately 881 new market and affordable homes 2020-2040.

New housing development will be provided at a range of development locations as identified on the policies map, and in accordance with Policy 12 Other housing land allocations.

Economy

Employment growth and the promotion of economic diversification will be provided through the completion of existing employment land commitments as detailed in Appendix 7.

Land identified as an employment use will be protected as employment land in accordance with Policy 16 Protection of Employment Land.

Stone town centre will support Stafford Borough over the plan period as a key market town. All new development proposals within Stone town centre should enhance the appeal of the centre and encourage longer visits in accordance with Policy 19 Town Centres and Main Town Centre Uses. A more flexible approach to appropriate uses in the centre would potentially support a more diverse range of activity and encourage the use of vacant units and/or the redevelopment of underutilised buildings.

Design and Infrastructure

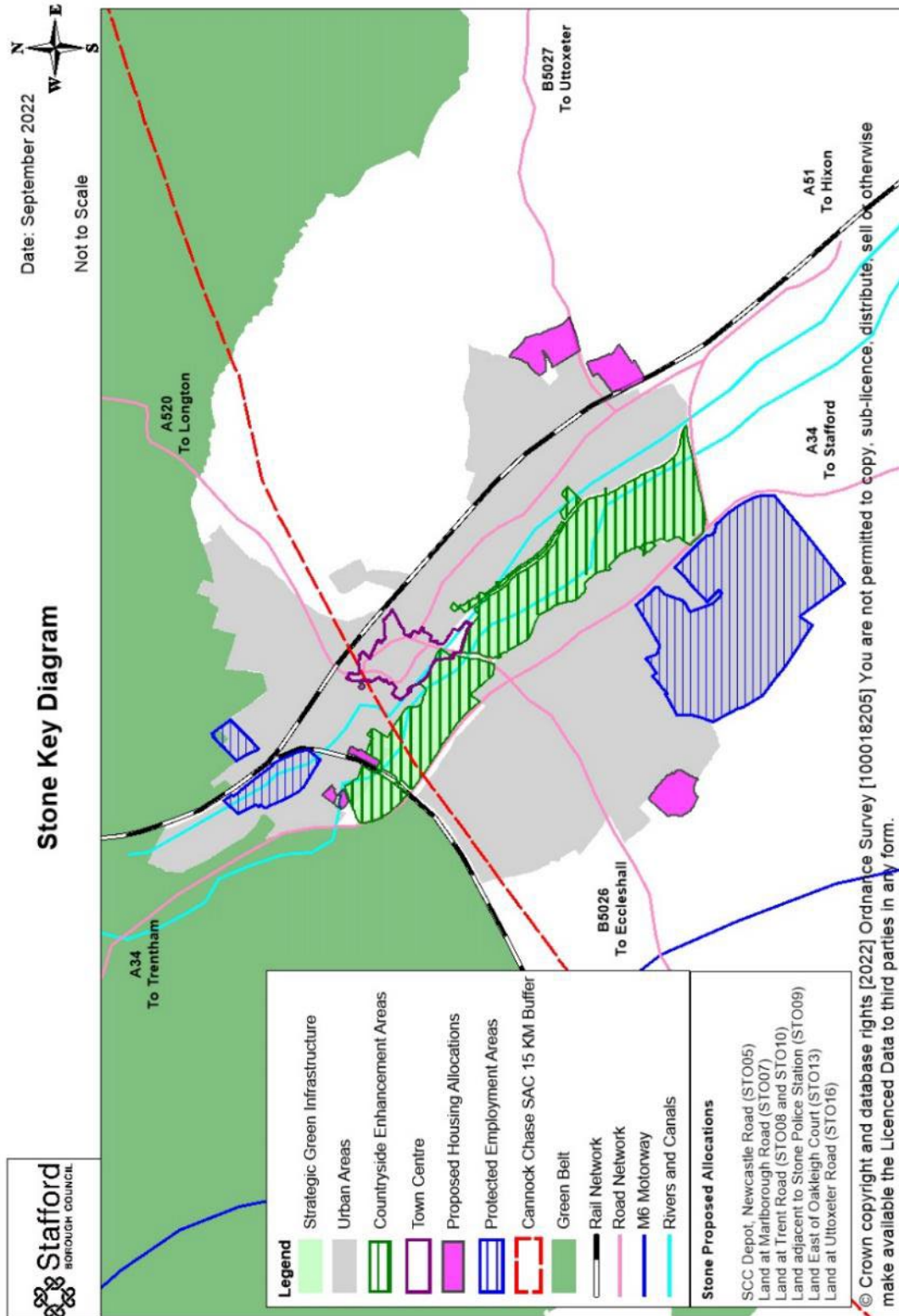
Development will be required to prioritise sustainable transport and, where possible, enhance or provide infrastructure for walking, cycling and public transport, in line with Policy 52.

Environment

The historic environment will be preserved and enhanced to help encourage tourism within the borough, together with the Trent & Mersey canal. Stone town's unique character and heritage will be promoted. Any residential development will not damage the integrity of the Cannock Chase Special Area of Conservation (SAC) if within 15 km of this designation, nature conservation interests and Local Nature Reserves. An enhancement area will be delivered within the plan period, as indicated in Policy 15 Stone Countryside Enhancement Area

1.31 – Stone is an important market town and second principal town and main provider of services, facilities, employment and transport links. Reflecting its role as the second settlement of the settlement hierarchy set by Policy 2 Settlement Hierarchy, the strategy for Stone town will seek to enhance its role by increasing

both the range and quality of services and facilities, with all development within the town contributing towards meeting the borough’s growth and development needs.



1.32 – The development strategy for Stone aims to meet the borough’s housing requirements through a number of housing site allocations as shown in Policy 12. As well as these site allocations, the Local Plan’s detailed policy framework will steer the type and quantity of development that will happen within Stone.

1.33 – Stone will promote employment growth and maintain economic diversification within the borough through the completion of existing commitments as detailed in Appendix 7, which will maintain an attractive environment and ensure an efficient use of land. Stone will continue to support and encourage opportunities for new enterprises and start-up businesses, and employment land will be protected in accordance with Policy 16 Protection of Employment Land.

1.34 – Stone town centre will continue to be a key market town within the borough. According to the Stafford & Stone Town Centre Capacity Assessment 2019, Stone town centre is generally healthy. Development within Stone town centre is limited due to the character and compact layout of the town centre, and so developments that seek to provide an amalgamation of vacant units will be encouraged to help meet the needs of modern retailers. Further delivery of leisure services, particularly hospitality services, such as cafes and restaurants, will be encouraged to meet the retail requirements of the town.

1.35 – Development in Stone will provide high quality and well-designed buildings and spaces, supporting and enhancing its attractive sense of place, in accordance with design policies. Existing infrastructure within the town will be sustained and enhanced, and new infrastructure will be delivered where required, in accordance with the Infrastructure Delivery Plan and Policy 37 Infrastructure to support new development. Green Infrastructure within Stone will be protected, enhanced and extended as shown in Policy 46 Green and Blue Infrastructure Network. Stone will maintain and enhance connections throughout the borough, and over the plan period will aim to reduce the need to travel and require development to prioritise sustainable transport in accordance with Policy 52 Transport.

1.36 – Stone encompasses a variety of heritage assets and natural landscapes. These assets and landscapes are to be preserved and enhanced for the future and will aid in encouraging tourism within the borough. As indicated in Policy 15, a masterplan will be prepared for the delivery of the Stone Countryside Enhancement Area, which will provide a major nature conservation and recreational resource for the town of Stone.

POLICY 2. Settlement hierarchy

A. The settlement hierarchy for the borough is set out in the table within this policy. New development will be of a scale commensurate with the position of the settlement in the hierarchy.

B. In accordance with Policies 1, 7, 8, 9, 10, 11 and 12, the development of new housing and workplaces will be focussed on Stafford, Stone and Meecebrook Garden Community.

C. National Green Belt policy will be applied in the borough's Green Belt areas in accordance with Policy 5.

D. Within the settlement boundaries identified on the policies map and associated inset maps development will be supported subject to its compliance with other policies of this plan.

E. Outside of the settlement hierarchy in the open countryside new development will be restricted and Policy 3 of this plan will apply.

Table: Settlement hierarchy

Tier 1 Stafford
Tier 2 Stone
Tier 3 Meecebrook Garden Community
Tier 4 larger settlements of Barlaston, Blythe Bridge, Eccleshall, Gnosall, Great Haywood, Haughton, Hixon, Little Haywood and Colwich, Meir Heath/Rough Close, Weston, Woodseaves and Yarnfield.
Tier 5 smaller settlements of Adbaston, Aston-By-Stone, Bradley, Brocton, Brocton A34, Church Eaton, Clayton, Cold Meece, Cotes Heath, Creswell, Croxton, Derrington, Fulford, Great Bridgeford, Hilderstone, Hopton, Hyde Lea, Milford, Milwich, Moreton, Norbury, Norton Bridge, Ranton, Salt, Seighford, Swynnerton and Tittensor.

2.1 – Policy 2 provides the framework for decisions about the appropriate scale and location of new built development within the borough.

2.2 – The settlement hierarchy is informed by the Settlement Assessment and Profiles (2022) which analysed the size and level of facilities of the borough's settlements.

2.3 – By focussing new development on the higher tiers of the settlement hierarchy the development strategy in Policy 1 ensures that it takes place in the most sustainable locations. It also encourages the efficient re-use of brownfield land.

2.4 – The plan provides opportunities for settlements to growth and thrive through:

- Site allocations for housing under Policy 12;
- Support for rural and entry level exception sites in Policy 25;
- Support for home working and small-scale businesses, including offices, under Policy 18; and

- Support for new small-scale shops and other main town centre uses in Policy 19.

POLICY 3. Development in the open countryside – general principles

A. Outside of settlement boundaries defined on the policies map, and outside of the Green Belt (within which development will be controlled in accordance with national policy), in order to protect the countryside from unnecessary and incongruous development only the following categories of development will be supported:

- 1. Development within Recognised Industrial Estates consistent with Policy 17;**
- 2. Home working and small-scale employment uses which accord with Policy 18;**
- 3. Agricultural and forestry development in accordance with Policy 20;**
- 4. Tourism development, consistent with Policy 21 and development at canals consistent with Policy 22;**
- 5. Recreation uses appropriate to a rural location;**
- 6. Renewable energy generation, in accordance with Policy 40;**
- 7. Rural exception sites and entry level exception sites in accordance with Policy 25;**
- 8. New dwellings that accord with policy 26;**
- 9. The replacement or extension of existing dwellings in accordance with Policies 27 and 28;**
- 10. Essential infrastructure for transport, telecommunications, power supply, security, waste management, water supply, wastewater, flood risk, and the extraction of minerals; and**
- 11. Development that is in accordance with a formally made neighbourhood plan.**

B. Development in the open countryside must where deemed acceptable in principle and in accord with other policies in this plan:

- 1. Make use of suitable existing buildings or previously developed land rather than using greenfield land;**

- 2. Be well related to an existing farmstead or group of buildings, or be located close to an established settlement, except where there is an agricultural or other justification for a use in a specific location; and**
- 3. Be complementary to, and not prejudice, viable agricultural operations or other existing viable economic uses.**

3.1 – As a counterpart to the settlement boundaries defined on the policies map, this policy defines those categories of development that are acceptable in the countryside outside of settlement boundaries. The aim of this policy is to protect the open countryside for its own sake by identifying the categories of development that the council will support. Other types of development which would be inappropriate or incongruous in the countryside will not be supported.

3.2 – The policy, and the policies to which it links, reflects national planning policy on those categories of development that are acceptable in the countryside.

3.3 – By restricting development in the open countryside to the categories specified, the policy and the settlement boundaries encourage the efficient re-use and redevelopment of previously developed 'brownfield' land within settlements.

POLICY 4. Climate change development requirements

A. Proposals must demonstrate that all resources are used efficiently, as part of the construction and operation of a building. All major development should set out how embodied emissions have been taken into consideration through the production of an embodied carbon assessment.

Net zero operational energy: residential

B. In order to demonstrate net zero carbon operational energy, all new dwellings must demonstrate through an energy statement, that the following have been achieved:

- 1. No on-site fossil fuel combustion;**
- 2. Energy use is minimised, demonstrated through space heating demand of less than 15kWh/m²/year and operational energy use of less than 35kWh/m²/year; and**
- 3. On-site renewable generation is maximised, equivalent to at least the on-site energy demand.**

Alternatively, compliance can be demonstrated through Passivhaus Standard accreditation, using the Passivhaus Planning Package.

Net zero operational energy: non residential

C. In order to demonstrate net zero carbon operational energy, all new major non-residential development must demonstrate through an energy statement, that the following have been achieved:

- 1. No on-site fossil fuel combustion;**
- 2. Energy use is minimised appropriate to the end use;**
- 3. On-site renewable energy generation is maximised, equivalent to the on-site energy demand; and**

Alternatively, compliance can be demonstrated by using BREEAM Excellent level accreditation, with outstanding level for energy use (Credit Ene01) or through an alternative compliance route with prior agreement.

D. Residual energy demand for new residential and non-residential buildings should be met through onsite renewable energy schemes, but if this is not technically feasible, the requirement may be met elsewhere by means of offsite renewable energy generation. Where this is the case, the development proposal must demonstrate how additional renewable energy generation is procured to make up the on-site shortfall in generation. The offset mechanism will require agreement with the council.

Other requirements

E. Development must also:

- 1. Incorporate water efficient features and equipment into all new residential development to achieve a maximum water usage of 110 litres per person per day;**
- 2. Follow the principles of the energy hierarchy; and**
- 3. Demonstrate through the energy statement and/or design and access statement (where applicable) that opportunities to incorporate sustainable design features where feasible (such as rainwater harvesting and greywater recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain) have been maximised.**

4.1 – The Climate Change Committee report The Sixth Carbon Budget: Buildings states that the built environment is estimated to account for 23% greenhouse gas emissions (both direct and indirect) in the UK. Reducing greenhouse gas emissions from the built environment is therefore essential to contribute to the UK-wide target of achieving net zero emissions by 2050.

4.2 – A building’s energy use is now considered to be the best measure for net zero compliance since the electricity grid is decarbonising. Total energy use and space heating metric targets are considered to be the best mechanism to model and monitor net zero compliance in new buildings. The net zero operational energy approach follows the principles of the energy hierarchy.

4.3 – The energy hierarchy refers to first:

- i. Reducing the energy load of the development.
- ii. Maximising the energy efficiency of the development.
- iii. Delivering on-site low carbon or renewable energy systems.
- iv. Delivering carbon reductions through off-site measures.

4.4 – The design of a building should prioritise energy reduction through highly energy efficient fabric measures, lighting, ventilation, and orientation. To demonstrate that measures to reduce the risk of the building overheating have been integrated into all developments, the Good Homes Alliance Tool and Guidance – Overheating in New Homes should be used. Once energy demand is minimised and efficiency design measures are in place, renewable energy technologies will be used to meet residual energy demand

4.5 – The requirement to have no onsite use of fossil fuel combustion supports the national requirement that all new homes from 2025 will be banned from installing gas and oil boilers and will instead be heated by low-carbon alternatives. If buildings are constructed now which do not achieve net zero standards, these will need to be retrofitted later to meet the net zero requirements. This will be far more costly and inconvenient.

4.6 – To ensure that new buildings are as energy efficient as possible and will not need retrofitting in the future, renewable energy offsetting must only be used where it is demonstrated that it is not technically viable to meet the residual energy demands through onsite renewable energy generation. The UK Green Business Council guide – Renewable Energy Procurement and carbon offsetting guidance for Net Zero Carbon Buildings should be used to determine the best approach.

4.7 – Since The Southern Staffordshire Councils Water Cycle Study (JBA, 2020) was prepared, the Environment Agency has updated its classification and it identifies southern Staffordshire as a seriously water stressed region. On that basis the Water Cycle Study recommends that planning policy is used to require the 110l/person/day water consumption target permitted by National Planning Policy Guidance in water-stressed areas. This is consistent with climate change adaptation. A planning condition will be imposed on all planning permissions for housing requiring this to be met.

4.8 – Mitigating and adapting to climate change will be achieved through this policy and through climate-change related aspects of other policies of this plan. In particular:

- Adherence to the development strategy and settlement hierarchy which is designed to reduce transport-based emissions by minimising the need to travel.
- Delivery of the flood risk, drainage, sustainable transport and renewable energy solutions planned across the borough.
- Achievement of major enhancements to flood management and green infrastructure provision within Stafford and Stone through the Countryside Enhancement Area projects in policies 14 and 15.
- Provision of multi-functional open space in all development in accordance with Policy 46.
- Encouraging the development of new renewable energy generating capacity in appropriate locations in accordance with Policy 40.
- Minimising the vulnerability of new development to flooding and delivering sustainable urban drainage in accordance with Policies 42 and 43.
- Promoting sustainable transport and the transition to electric vehicles through policies 52 and 53.

POLICY 5. Green Belt

A. The borough's Green Belt boundaries are identified on the policies map.

B. Inappropriate development will not be permitted in the Green Belt unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in the Green Belt will be assessed against the relevant national planning policy.

C. The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy.

5.1 – The borough contains two areas of Green Belt. An extensive part of the north of the borough lies within the North Staffordshire Green Belt while part of the south-eastern area of the borough is designated as part of the West Midlands Green Belt.

5.2 – The purposes of the Green Belt are:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;

- To preserve the setting and special character of historic towns;
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.3 – The boundaries of the Green Belt are shown on the policies map. Those boundaries are not altered through this plan as it is not considered that exceptional circumstances exist which would justify the removal of land from the Green Belt nor likewise the addition of more Green Belt land.

5.4 – Policy 27 deals with the replacement of existing dwellings in the Green Belt. Policy 30 covers gypsy and traveller sites in the Green Belt.

POLICY 6. Neighbourhood plans

A. Except for those policies listed in Appendix 5 (Superseded policies), policies of made neighbourhood plans remain in effect and will be given appropriate weight in accordance with national policy.

B. Neighbourhood plans must be in broad accordance with the strategic policies of this Local Plan. The strategic policies are policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 19, 23, 24, 30, 48.

6.1 – This policy provides clarity over the status of policies in made neighbourhood plans. It also identifies the strategic policies of this plan with which neighbourhood plans that are prepared in future will need to be in broad accordance.

6.2 – If neighbourhood plans prepared in future conflict with non-strategic policies of this Local Plan, then once they have been brought into force, the policies of the neighbourhood plan will take precedence over those policies of this Local Plan.

6.3 – National policy in paragraphs 66 and 67 of the National Planning Policy Framework states that strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

6.4 – However, this Local Plan does not set out a housing requirement for any designated neighbourhood area within the borough and future neighbourhood plans have not been relied upon in meeting the borough's housing requirement.

6.5 – If existing or new designated neighbourhood areas progress neighbourhood plans, the borough council will provide them with an indicative figure for new homes based on the latest evidence of local housing need, the population of the neighbourhood area and the adopted local plan strategy.

Meecebrook Garden Community

POLICY 7. Meecebrook site allocation

- A. Land is allocated at Cold Meece for a new settlement as shown on the policies map.**
- B. The new settlement shall provide at least 3,000 homes within the plan period with potential future development beyond the plan period to provide an overall total of at least 6,000. Affordable housing should be provided in accordance with Policy 23. Housing will include specialist older-persons housing and serviced plots for self or custom build housing.**
- C. The new settlement shall include circa 15 hectares of land for employment uses (as defined in the glossary) within the plan period with potential future development beyond the plan period to provide an overall total of at least 30 hectares. This should include provision within the town centre.**
- D. The new settlement shall include a high-quality, mixed-use town centre which acts as a focus for and creates an identity for the new settlement and will incorporate:**
- 1. a secondary school;**
 - 2. an anchor food store and complementary food and beverage and retail uses;**
 - 3. a health care facility with GP, dentist and pharmacy;**
 - 4. a flexible, multi-purpose building for use by the community;**
 - 5. a place of worship; and**
 - 6. Indoor sport provision.**
- E. The new settlement shall include smaller local centres/community hubs within its neighbourhoods providing small-scale convenience retail and neighbourhood shops, food and beverage uses and community facilities.**
- F. Total retail floorspace within the new settlement shall total approximately 3,350m² of which approximately 1,650m² should be convenience retail and should be focussed on the new town centre.**
- G. The new settlement shall be served by a new railway station on the West Coast Main Line in close proximity to the site, provide a high-quality network of cycling and walking routes, and deliver off-site highways infrastructure upgrades necessary to mitigate the impact of the development on the highway network.**

-
- H. Education provision within the new settlement shall comprise a new secondary school and primary schools with nursery provision to meet demand.**
- I. The new settlement shall include green infrastructure, creation of new habitats for biodiversity, public open space and play space in accordance with the requirements of policy 46. This shall include a new destination park, a range of equipped play areas of different sizes and facilities, casual play / amenity open space, allotments, outdoor sport areas and playing pitch provision in accordance with Policy 46.**
- J. The development shall put in place arrangements for the long-term ownership, management and maintenance of public open space, green and blue infrastructure, and community facilities, including how this will be funded.**
- K. The development shall provide residents and businesses with access to a high-quality broadband network.**
- L. Development can only commence once a route to funding and delivery in line with the phasing set out in the Framework Masterplan Supplementary Planning Document has been identified for the railway station; primary and secondary schools; electricity, gas, clean and wastewater and on-site renewable energy systems; and any necessary strategic highways infrastructure upgrades.**
- M. The infrastructure required by this policy will need to be delivered at the appropriate stage, rate and scale to support the development in accordance with the Framework Masterplan Supplementary Planning Document.**
- N. Development proposals at Meecebrook must come forward comprehensively, accord with the requirements of this policy and be in accordance with the concept plan and design and development principles set out in Policy 8 and Appendix 9 and the Meecebrook Framework Masterplan Supplementary Planning Document. Stafford Borough Council will not support ad hoc or piecemeal development which is contrary to the aims of this policy or is inconsistent with the framework masterplan.**

7.1 – The NPPF identifies that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements, provided that they are well located and supported by necessary infrastructure and facilities (including a genuine choice of transport modes).

7.2 – Plan-making authorities are encouraged to identify opportunities for such large-scale development, and it is recognised that such developments can extend beyond a single plan period as part of a 30-year vision (See National Planning Policy Framework 2021 footnote 37 and paragraph 22).

7.3 – Land is allocated in the plan at Cold Meece for the creation of a new garden community to be called Meecebrook as part of the development strategy for the borough. Over a planned 30-year period, the proposal is intended to create a sustainable community with supporting services and facilities in a high-quality environment. It provides a unique opportunity to deliver a new community in Stafford Borough supported by new strategic infrastructure including a new secondary school and railway station.

7.4 – Meecebrook is being taken forward in line with the government’s Garden Communities Programme and with the assistance of Homes England.

7.5 – Policy 7 lists the principal land-uses and development requirements that the new settlement needs to deliver. This policy is intended to be read in conjunction with policy 8 and the concept masterplan, development and design principles and indicative infrastructure delivery schedule for Meecebrook set out at Appendix 9 and the Meecebrook Framework Masterplan Supplementary Planning Document. Together these policies will ensure that the new settlement is planned and developed in accordance with best practice.

7.6 – The development of Meecebrook will also need to accord with other relevant policies of this plan.

7.7 – Paragraph L of the policy sets out the critical strategic infrastructure necessary to make the development sustainable and deliverable. A funding and delivery route for that infrastructure needs to be put in place related to the phasing of housing delivery before the development can be commenced.

7.8 – Stafford Borough Council will work with landowners and stakeholders to bring forward comprehensive development at Meecebrook. If required, the council may consider the use of compulsory purchase powers to assist with land assembly.

7.9 – A ‘destination park’ is defined in Appendix 3.

POLICY 8. Masterplanning and design at Meecebrook

A. Meecebrook shall be developed in accordance with the concept masterplan and design and development principles set out in Appendix 9 and the Meecebrook Framework Masterplan Supplementary Planning Document.

B. Detailed neighbourhood masterplans shall be prepared in respect of the individual neighbourhoods/character areas identified in the framework masterplan. The neighbourhood masterplans shall be supported by neighbourhood design codes. Neighbourhood masterplans and design codes shall accord with the Framework Masterplan Supplementary Planning Document, concept plan and site-wide design and development principles and shall be prepared in collaboration with the council, Staffordshire County

Council and the parish councils of Chebsey, Swynnerton, Yarnfield & Cold Meece and Eccleshall. The neighbourhood masterplan and design code shall be submitted to and approved by the local planning authority (either linked to the granting of an outline planning permission or alternatively through adoption as a supplementary planning document) prior to the submission of any detailed/reserved matters planning applications for individual parcels within that neighbourhood.

C. Applications for the development of individual parcels and phases shall accord with the framework masterplan, site-wide design and development principles and with the neighbourhood masterplan and design code for the neighbourhood within which they are located.

D. Neighbourhood masterplans, design codes and related planning applications will be strongly encouraged to be subject to design review.

8.1 – The concept masterplan and design and development principles at Appendix 9 and the Meecebrook Framework Masterplan Supplementary Planning Document detail how Meecebrook will be developed to be a place that is sustainable and well designed.

8.2 – The Framework Masterplan SPD, concept plan and design and development principles provide the overarching tier of design requirements which will be elaborated on in more detail through the neighbourhood masterplans and design codes and then through the design of individual parcels and phases. The Meecebrook Framework Masterplan SPD is proposed to be adopted alongside or shortly after this local plan.

8.3 – Neighbourhood masterplans and design codes will be prepared by developers/site promoters/landowners in collaboration with relevant stakeholders as listed in paragraph B. These documents will be approved by the local planning authority either linked to the grant of permission at outline stage (or discharge of a planning condition under an outline planning permission) or separately as a Supplementary Planning Document. The Framework Masterplan SPD will identify the neighbourhoods/character areas in respect of which neighbourhood masterplans need to be prepared.

8.4 – The approach outlined in this policy utilises the key tools of design coding, masterplanning and design review to secure good design as recommended in national policy and guidance.

8.5 – Stafford Borough does not have a local design review panel, however design:midlands provide a regional design review panel which developers are encouraged to engage with in developing their proposals.



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Colour: BLACK WITH WHITE
Gross Weight: 68
CTN Meas. 78.5X74.5X82.5

Site allocation policies

POLICY 9. North of Stafford

A. Within the area North of Stafford identified on the policies map a sustainable, well-designed, mixed-use development will be delivered. Any planning application for development on a part or the whole of the area should be consistent with the approved master plan for the whole Strategic Development Location. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location and related Masterplan. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location. Development must deliver the following key requirements:

Housing

- B. Delivery of the remaining allocation of 2,700 new homes through a mix of housing types, tenures, sizes and styles with a proportion of affordable housing in line with Policy 23;**
- C. Provision to meet the needs of an ageing population through new extra care and specialist housing;**

Environment

- D. A comprehensive drainage scheme will be delivered to enable development of the Strategic Development Location which will include measures to alleviate flooding downstream on the Marston Brook and Sandyford Brook;**
- E. Necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation;**
- F. Existing hedgerows and tree lines to be retained and enhanced to support the provision of a network of green infrastructure including wetlands and water corridors, play areas, green corridors allowing wildlife movement and access to open space;**

Transport

- G. The access, transport and travel plan strategy for the Strategic Development Location will maximise travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stafford town centre, nearby existing and new employment areas. The strategy shall identify road access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the A34, A513 Beaconside Road and the Redhill roundabout;**

H. There will be an interconnected network of streets serving the development producing discernible and distinctive neighbourhoods and places integrated and linked to existing areas;

Design

I. The development takes place based on a 'neighbourhood' approach with the provision of a mix of uses including local retail facilities, social and physical infrastructure, primary schools, secondary education provision, health facilities and public open space;

Infrastructure

J. Highway capacity improvements, either through or around the perimeter of the site, or along Beaconside, will be required North of Stafford. Enhanced bus services and improved bus reliability will be required;

K. Mitigation of impacts on Cannock Chase SAC in accordance with Policy 48;

L. Gas infrastructure serving the employment land north of Primepoint will be reinforced. Part of the North of Stafford Strategic Development Location extends over a National Grid high pressure gas pipeline (FM21 Audley to Alrewas). Development within the zone of influence must address the presence of the pipeline and not affect the functioning of this installation;

M. Flood management scheme and less than greenfield surface water run-off to Sandyford Brook and Marston Brook through open water storage solutions, maximising opportunities for multi-functional open space provision;

N. Electricity connections and sewage capacity improvements required to meet additional housing development;

O. Two new primary schools are required as well as a new secondary school or extensions to existing secondary schools;

P. A new Destination Park including children's play areas and multi-use games areas;

Q. Standard telecommunication connections will be provided to link to the Stafford exchange enabled with Superfast Fibre Access Broadband;

R. Safeguarding of a site for health provision;

S. Developer contributions will be required to provide the strategic infrastructure needed to achieve a comprehensive sustainable development at this Strategic Development Location.

9.1 – Land north of Stafford was allocated for development under the Plan for Stafford Borough (2014) and will continue to be built out under the Stafford Borough Local Plan 2020-2040.

9.2 – The land north of Stafford will comprise housing sites delivering a remaining allocation of 2,700 new homes. The employment land part of the allocation has now been completed.

9.3 – The approved master plan for land north of Stafford was prepared by the developers in consultation with Stafford Borough Council and Staffordshire County Council and can be accessed via the following link:

<https://www.staffordbc.gov.uk/north-of-stafford-strategic-development-location-masterplan-document>.

9.4 – The following infrastructure requirements have been identified as critical to the delivery of the Strategic Development Location:

- Highway capacity improvements along the A513 Beaconside as well as transport improvements with new or enhanced bus routes as well as cycling & walking links to existing routes to the town centre and other key destinations. This infrastructure will overcome severance issues along the A513 Beaconside road to integrate the existing community of Parkside with the new developments to the north.
- Mitigation of impacts on Cannock Chase SAC in accordance with Policy 48.
- Planned electricity reinforcement works and connection to the grid in order to meet the needs of the new communities.
- Flood management scheme and less than greenfield surface water run-off to Sandyford Brook and Marston Brook through open water storage solutions, maximising opportunities for multi-functional open space provision. This infrastructure will address surface water run-off issues and contribute to new green infrastructure north of Stafford.

POLICY 10. West of Stafford

A. Within the area West of Stafford identified on the policies map a sustainable, well-designed mixed-use development will be delivered. Any application for development on a part or the whole of the area should be consistent with the Burleyfields master plan for the whole Strategic Development Location. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider Strategic Development Location. The design of the application should not prejudice the delivery or design of the wider Strategic Development Location. Development must deliver the following key requirements:

Housing

- B. Delivery of the remaining allocation of 1,729 new homes, through a mix of housing types, tenures, sizes and styles with proportions of 2, 3 and 4 bedroomed properties and with a proportion of affordable housing in line with Policy 23;**
- C. Provision to meet the needs of an ageing population through new extra care and specialist housing provision close to Stafford town centre;**

Design

- D. The development takes place on a 'neighbourhood' approach with the provision of a mix of uses including local retail facilities, public open space, social and physical infrastructure, a primary school, and a community building;**

Environment

- E. A comprehensive drainage scheme will be delivered to enable development of the Strategic Development Location which will include measures to alleviate flooding downstream on Doxey Brook and tributaries to the River Sow;**
- F. The high quality of the historic environment in this area must be taken into account and the significance of relevant heritage assets be protected and enhanced, including the setting of Stafford Castle and sight lines to St Mary's Church in Stafford town centre;**
- G. Protect nature conservation interests including Doxey Brook & Burleyfields BAS (Biodiversity Alert Site) and Doxey Marshes SSSI;**
- H. Necessary measures to avoid and mitigate the impact of development on the Cannock Chase Special Area of Conservation in accordance with Policy 48;**
- I. Provision of a network of multi-functional green infrastructure taking into account existing on-site features, such as hedgerows, tree lines, drainage ditches, archaeological remains, culverted watercourses traversing the site and Public Rights of Way with play areas and green corridors allowing wildlife movement and access to open space;**

Transport

- J. An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport**

modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stafford town centre, nearby existing and new employment areas. The strategy shall identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the A518 Newport Road and its roundabout;

K. There will be an interconnected network of streets serving the development producing discernible and distinctive neighbourhoods and places integrated and linked to existing areas, taking into account the existing Rights of Way network;

Infrastructure

L. Electricity connections and sewage capacity improvements required to meet additional housing development;

M. A new primary school will be provided, and financial contributions to support additional capacity with new provision at existing secondary schools;

N. Creation of a new destination park for children's play areas and multi-use games areas;

O. Standard telecommunication connections will be provided to link to the Stafford exchange enabled with Superfast Fibre Access Broadband;

P. Developer contributions will be required to provide the strategic infrastructure needed to achieve a comprehensive sustainable development at this Strategic Development Location.

10.1 – Land West of Stafford was allocated for development under The Plan for Stafford Borough (2014) and will continue to be built out under the Stafford Borough Local Plan 2020-2040.

10.2 – Development to the west of Stafford is located south-west of Stafford town centre across the main West Coast mainline, beyond the main residential areas to the west of the town. The key housing areas are to be located north of the A518 Newport Road, Stafford Castle and the golf course.

10.3 – The land west of Stafford comprises of various housing sites on previous industrial areas and greenfield land delivering a total of approximately 2,200 new homes. The English Heritage publications 'The setting of heritage assets: English Heritage guidance' (2011) and 'Seeing the history in the view: a method for assessing heritage significance within views' (2011) will be used to guide development on the site in terms of the setting of Stafford Castle and other heritage

assets, together with the Stafford Historic Environment Character Assessment (April 2009).

10.4 – The approved master plan for land west of Stafford was prepared by the developers in consultation with Stafford Borough Council and Staffordshire County Council and can be accessed via the following link:
staffordbc.gov.uk/sites/default/files/cme/DocMan1/Planning%20Policy/Plan%20for%20Stafford%20Borough/Burleyfields-Masterplan.pdf

POLICY 11. Stafford Station Gateway

A. Land in Stafford between the railway line, Newport Road, Kingsway, Martin Drive and Reed Drive as shown on the policies map is allocated for mixed use development. Any application for development on a part or the whole of the site should be consistent with the Stafford Station Gateway Strategic Regeneration Framework for the whole site allocation. Any application for a component of the whole site must be accompanied by a specific master plan which shows the relationship of the application area to the wider site allocation and the stated Framework. The design of any application for part of the allocated area shall not prejudice the delivery or design of the wider site area. Development must deliver the following key requirements:

- 1. Provide new and improved bicycle and pedestrian routes within and across the site linking to Stafford town centre in accordance with the Stafford Station Strategic Regeneration Framework.**
- 2. Provide a new toucan crossing across the Stafford Western Access Road to link the north and south of the site.**
- 3. Create a new western station entrance and ‘station square’ public space.**
- 4. Close Castle Street to through traffic except for buses and improve this as a pedestrian and cycle link to the town centre.**
- 5. Improve off-site pedestrian and cycle routes along Newport Road linking to the town centre.**
- 6. Locate higher density development, non-residential uses and taller buildings close to the new station western entrance with densities and building heights stepping down to the north. An exception to this is on the north edge of the lake and on the triangle of land lying to the east of the Doxey Road/Unicorn Way roundabout adjacent to the railway line which are appropriate locations for mid-rise apartment development.**
- 7. Create a landscape-led development that delivers a network of green and blue spaces throughout the site, including the naturalisation and creation of public access to Doxey Brook. The design of the development shall be**

informed by a site-allocation-wide flood risk assessment and sustainable drainage strategy that demonstrates how flood risk will be managed across the site.

- 8. Provide a mix of apartments and houses together with offices and workspaces.**
- 9. Provide food and beverage and convenience retail uses not exceeding 1,400sqm of floorspace in total across the site allocation to serve the future residents and users of the development. Such uses should not be of a scale or type that would compete with Stafford town centre.**
- 10. Deliver high-quality design in line with the aspirations of the Strategic Regeneration Framework.**

B. The development will be required to contribute to school expansion as required to accommodate pupils from the proposed development.

11.1 – Stafford Station Gateway will be a mixed-use development of partly brownfield land in central Stafford. It has potential to deliver circa 900 homes, depending on the mix of apartments and houses, together with new office space and other workspaces. In addition, it is anticipated that the development will include a hotel and multi-storey car park.

11.2 – The development creates an opportunity to deliver higher density housing and new workspaces in a sustainable location alongside a new quality western access to Stafford Station.

11.3 – The floorspace of food and beverage and retail uses is restricted to avoid undermining the role of Stafford town centre.

11.4 – The Stafford Station Gateway Strategic Regeneration Framework is being prepared to guide the future development.

POLICY 12. Other housing and employment land allocations

A. The following list of sites, as shown on the policies map, are allocated for housing development:

Site name	Capacity
Stafford	
Land at Ashflats (STAFMB03)	268
Stafford Police Station (STAFMB12)	13
Former Staffordshire University Campus (HOP03)	98*
MoD Site 4 (HOP08)	396*
Stone	

SCC Depot, Newcastle Road (STO05)	18
Land at Marlborough Road (STO07)	101
Land at Trent Road (STO08 and STO10)	20
Land adjacent to Stone Police Station (STO09)	3
Land East of Oakleigh Court (STO13)	131
Land at Uttoxeter Road (STO16)	97
<i>Gnosall</i>	
Bank Top Garage, Stafford Road (GNO02)	9
Land east of Stafford Road (GNO04 (west))	100
<i>Woodseaves</i>	
Garage off A519 (HIG07)	2
Land adjacent to The Croft (HIG10)	25
Land at Lillingstone House (HIG11)	5
Land to rear of Woodseaves School (HIG13)	88
Land off Moscow Lane (Site 07)	5

B. The following list of sites, as shown on the policies map, are allocated for employment development:

Site name	Capacity
<i>Stafford</i>	
Land to the north of Redhill (CRE02)	31.15ha
<i>Seighford</i>	
Land to the east of Ladfordfields (SEI01)	5.6ha

C. Development requirements that the development of the sites allocated in this policy need to meet are listed in Appendix 2.

D. The development of all sites will need to accord with other policies in this Local Plan, with the infrastructure needs of each site to be secured through legal agreements where appropriate.

12.1 – In accordance with the policies 1 and 2, land is allocated for housing development in accordance with the settlement hierarchy. Two sites in Stafford are marked with an asterisk (*) in the above table. These sites are brownfield sites within the settlement boundary that are allocated for redevelopment for housing but are not counted in the housing trajectory for the plan period. The sites in question are not currently achievable and to come forward they will need to demonstrate that they can address education capacity constraints.

12.2 – By allocating housing development sites in a range of locations and of different sizes the Local Plan will seek to maintain a five-year supply of deliverable housing sites across the plan period.

12.3 – As set out in the glossary, ‘employment development’ means development for uses within class B2 and B8 of the Town and Country Planning (Use Classes) Order

1987, together with uses falling within class E(g)(ii) and (iii) and, subject to compliance with other policies of this plan, class E(g)(i).

12.4 – Additional employment land is allocated to provide shorter term supply in response to market signals showing low vacancy on existing employment land and high levels of occupier demand within the borough. This employment land provides a buffer against non-implementation of existing commitments and additional short-term supply.

12.5 – The housing and employment site allocations made through this plan may be supplemented by site allocations made through neighbourhood plans.

POLICY 13. Local green space

A. The following list of sites are allocated as Local Green Space which are also shown on the policies map with further details provided in Appendix 2.

- LGS-PO-01 - Land off Falmouth Avenue, Stafford**
- LGS-PO-02 - Coppice and Playground at Bluebell Hollow, Stafford**
- LGS-PO-03 - Holly Bush Field and Coppice, Stafford**
- LGS-PO-04 - The Green, Weston**
- LGS-PO-05 – Land in the centre of Adbaston**
- LGS-PO-06 – Coppice and Playground in Croxton**
- LGS-PO-07 – Playing field at Doxey, Stafford**
- LGS-PO-08 – Play area at Melbourne Crescent, Stafford**
- LGS-PO-09 – Play park at Garrod Square, Stafford**
- LGS-PO-10 – Land south of Stafford Common**
- LGS-PO-11 – Playing park and field at St. George’s Mansions, Stafford**
- LGS-PO-12 – Land at St. George’s Mansions, Stafford**
- LGS-PO-13 – Land in the centre of Yarnfield**
- LGS-PO-14 – Land known as “football ground” at Doxey, Stafford**
- LGS-PO-15 – Land adjacent to Woodseaves Primary Academy**
- LGS-PO-16 – Land at Merrey Road**
- LGS-PO-17 – Land south of County Hospital**
- LGS-PO-18 – Land at Saxifrage Drive**
- LGS-PO-19 – Land at Longton Road**

B. Local Green Spaces will be protected from development in accordance with national policy.

C. Within areas designated as Local Green Space the erection of small buildings and structures which are ancillary to the primary use of the land may be acceptable. Other development will not be permitted unless very special circumstances are demonstrated.

13.1 – See the glossary at Appendix 8 for a definition of Local Green Space. Note that Local Green Space and Green Belt are different. Local Green Space is a

designation made through local and neighbourhood plans that allows communities to identify and protect green areas of particular importance to them. It must be in reasonable proximity to and demonstrably special to the community it serves and hold particular local significance. It must also be local in character and not an extensive tract of land.

13.2 – As part of its call for sites the council invited local communities to put forward land for potential designation as Local Green Space.

13.3 – The council assessed the nominated sites and determined which of the sites were considered to meet the criteria listed in national policy and these sites are allocated through this plan.

13.4 – National planning policy will be applied to the determination of planning applications which affect Local Green Space. Under national policy Local Green Space is given protection equivalent to that afforded to Green Belt.

POLICY 14. Penk and Sow Countryside Enhancement Area

A. Penk and Sow Countryside Enhancement Area as identified on the policies map will be conserved and enhanced to provide a major nature conservation and recreational resource for the town of Stafford.

B. A masterplan for the delivery of the Countryside Enhancement Area will be prepared. The masterplan will identify actions to improve the area's biodiversity, public access, flood plain management and contribution to climate change adaptation.

14.1 – The concept of enhancing the biodiversity value and public access in Stafford on the Penk and Sow river corridors was first identified in A Green Infrastructure Strategy for Stafford the Strategic Plan (November 2009) which set out proposals for Penk & Sow Natural Parklands.

14.2 – The Strategic Plan noted the contribution that the development of a countryside park could make to enhancing biodiversity in Stafford, managing flood risk and promoting the visitor economy, The Strategic Plan identified that the important aspects of creating the Penk & Sow Natural Parklands would be:

- Provide links (access routes, gateways and interpretation) to surrounding communities, neighbourhoods and the wider recreational access network,
- Increase the multifunctional (flood mitigation, recreation and biodiversity) potential of the parklands through appropriate management,
- Ensure that the parklands are accessible to all members of the community and of all levels of ability.

14.3 – The Stafford Borough Nature Recovery Network Mapping (Staffordshire Wildlife Trust, 2020) further highlights the rivers Penk and Sow as a wetland opportunity area, stating “The area around the confluence of the Rivers Sow and Penk present a potential opportunity for habitat enhancement and flood risk attenuation.”.

14.4 – The ‘Stafford Brooks’ project, a joint project of Staffordshire Wildlife Trust, Highways England, Stafford Borough Council and the Environment Agency will deliver a first stage of enhancements to the Penk and Sow rivers. Additionally, the High Speed 2 funded Environmental Enhancement Plan developed by the Trent Sow Group will enhance parts of the river corridor from Baswich to Shugborough. The Countryside Enhancement Area will continue the momentum generated by these projects.

14.5 – A masterplan will be produced for delivery of a Countryside Enhancement Area along the lines envisaged in the Strategic Plan. The masterplan will guide interventions to create the Countryside Enhancement Area.

14.6 – In order to deliver the Countryside Enhancement Area, it is envisaged that Stafford Borough Council will work with Staffordshire Wildlife Trust, developers and private landowners. It is intended that delivery of the Countryside Enhancement Area will be supported by developers’ contributions including as a focus for off-site biodiversity net gain delivery in the Stafford area in accordance with Policy 47.

POLICY 15. Stone Countryside Enhancement Area

A. Stone Countryside Enhancement Area as identified on the policies map will be conserved and enhanced to provide a major nature conservation and recreational resource for the town of Stone.

B. A masterplan for the delivery of the Countryside Enhancement Area will be prepared. The masterplan will identify actions to improve the area’s biodiversity, public access, flood plain management and contribution to climate change adaptation.

15.1 – As with the Penk and Sow Countryside Enhancement Area, the concept of a Stone Canal and Riverside Park was proposed in A Green Infrastructure Strategy for Stafford the Strategic Plan (November 2009). The Strategic Plan described the rationale for the Countryside Enhancement Area as follows:

“Creating an area of accessible land in the heart of Stone based around the two watercourses [the River Trent and the Trent & Mersey Canal] can ensure that most areas of the town can have access to green and open space of a natural essence. Combining access improvements for flood control and biodiversity enhancement measures, whilst retaining the majority of the agricultural function of the space, will make this area between the two halves of the town a truly multifunctional space, and

contribute to the future sustainable prosperity of Stone providing recreation opportunities for the communities of the town and an attractive asset for visitors.”.

15.2 – The strategic plan identified the following actions as important in providing the necessary enhancements:

- Create a series of multiuser pathways within the park and linking to surrounding communities,
- Engage with landowners to increase biodiversity through changes in management,
- Install signage in and around Stone directing users to the park,
- Ensure that existing land uses such as farming are retained

15.3 – The Stafford Borough Nature Recovery Network Mapping (Staffordshire Wildlife Trust, 2020) identifies opportunities on the River Trent in Stone, including for bank re-profiling, creation of small scrapes and pools in the floodplain, and grassland diversity enhancements.

15.4 – A masterplan will be produced for delivery of a Countryside Enhancement Area along the lines envisaged in the strategic plan. The masterplan will guide interventions to create the Countryside Enhancement Area.

15.5 – In order to deliver the Countryside Enhancement Area, it is envisaged that Stafford Borough Council will work with Stone Town Council, Severn Trent Water, The Canal and Rivers Trust, developers and private landowners. It is intended that delivery of the Countryside Enhancement Area will be supported by developers’ contributions including as a focus for off-site biodiversity net gain delivery in the Stone area in accordance with Policy 47.



Economy policies

POLICY 16. Protection of employment land

- A. Land within the Protected Employment Areas, Recognised Industrial Estates and allocated employment sites shown on the Policies Map or designated for employment use in a made neighbourhood plan will be retained in or developed for employment use (as defined in the glossary) unless there is demonstrated to be no reasonable prospect of the use of the land for those purposes and the redevelopment or use of the site for other purposes would not undermine key local economic sectors or sites or the vitality and viability of town centres.**
- B. Applications for non-employment uses of land to which paragraph A of this policy applies will only be permitted where:**
- 1. The application is supported by evidence demonstrating that the premises or site has been marketed for sale (or where appropriate let) in line with the established use class without success for a continuous period of at least 24 months through a commercial agent with a practice connected to Stafford Borough, at a price that genuinely reflects the market value in relation to the use, condition, quality and location of the floor space or site. A professional valuation of the asking price and/or rent will be required from the applicant to confirm that it is reasonable. The land/site must have been marketed for both its present use and for potential modernisation or regeneration for alternative employment uses; and**
 - 2. Avenues to obtain public funding for site remediation / infrastructure improvements to support the viable employment use of the site have been fully explored; and**
 - 3. If employment redevelopment is shown through evidence not to be viable, it is demonstrated that consideration has been given to alternative layouts and business uses, including mixed business and non-business uses (not including residential), and smaller premises with short term flexible leases appropriate for SMEs; and**
 - 4. There is an adequate supply of available employment sites of sufficient size, layout and cost in the borough to cater for a range of business requirements. This would involve an assessment of vacant units or land currently being marketed; and**
 - 5. If businesses are likely to be displaced through the proposed development, there is a supply of alternative suitable accommodation in the locality and within the borough as a whole to support local businesses and jobs without undermining sustainable communities and travel patterns by requiring long-distance commuting. This would involve an assessment based on the council's latest published employment land**

supply evidence and details of vacant units and land currently being marketed; and

6. The proposed development would not undermine the commercial attractiveness of the employment area to other employment occupiers.

C. A planning permission for the use of land to which paragraph A of this policy applies for a use within Class E(g)(i)(ii) and(iii) of the Town and Country Planning (Use Classes) Order 1987 will be subject to a use-limiting planning condition controlling use for non-employment uses.

D. Other land in employment use or which is vacant but has a lawful employment use to which paragraph A does not apply will be retained in employment use. Proposed developments for such land for non-employment uses will only be supported where:

1. The proposed redevelopment would provide housing; and

2. The proposed development would not result in the loss of an important employment site which would be damaging to the economy of the borough or to the vitality or viability of defined town or local centre.

E. Within Protected Employment Areas as defined on the policies map development for B2 and B8 use classes and class E(g)(ii) and (iii) will be supported. The development of Protected Employment Areas for class E(a) to (f) uses will not be supported.

16.1 – It is important to maintain a diverse range of workplaces of all sizes and types to allow for new start-ups, the expansion of existing businesses and inward investment to the borough. The borough council will therefore resist the loss of employment premises and land unless in accordance with this policy. It is recognised that changes in 2020 and 2021 to The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) Order 2015 reduce the ability of the council to control changes of the use of business premises which fall within Class E. However, the bulk of employment land within the borough continues to be within Class B2 and B8.

16.2 – A two-tier approach is taken in the policy. Land allocated for employment uses will be protected unless it can be demonstrated that there is no reasonable prospect of the land being used for that purpose. Other land in employment use or which is vacant but has a lawful employment use, but is not specifically allocated for these purposes within the plan, will be protected if it is an important employment site the loss of which would damage the borough's economy or the vitality and viability of town centres. This is based on NPPF paragraph 123 (a) which supports the protection of key economic sectors or sites.

16.3 – Under paragraph B.6 of the policy a proposal for non-employment development of employment land can undermine the commercial attractiveness of the area or centre to other employment occupiers by, for example, undermining its employment character, introducing potentially incompatible neighbouring uses, or inhibiting access.

16.4 – Paragraph E of the policy provides support for the expansion or redevelopment of Protected Employment Areas for employment uses, excluding offices. The conversion of Protected Employment Areas to retail and food and beverage uses or other leisure uses is an emerging trend. This reduces the land available to business occupiers while undermining the business function of employment areas and competing with town centres. Proposals for class E(a) to (f) uses of Protected Employment Areas will be resisted.

POLICY 17. Recognised Industrial Estates

A. Within the Recognised Industrial Estates at Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields, and Raleigh Hall as defined on the policies map the following uses will be permitted subject to compliance with other policies of this plan and provided there are no significant adverse impacts on the surrounding environment, nearby residents or transport networks:

- 1. Light industrial (E1(g)(ii) and (iii)), excluding E1(g)(i) offices, general industrial (B2), storage and distribution (B8), or appropriate waste management uses;**
- 2. A limited element of retailing where this is ancillary to another main use under sub-paragraph 1;**
- 3. Services, facilities and works specifically provided for the benefit of businesses based on, or workers employed within, the Recognised Industrial Estate; and**
- 4. Other employment-generating uses to enhance inward investment, such as those related to recreation and tourism, which meet local needs and / or promote the rural economy.**

17.1 – This policy supports Policy 3 by identifying the locations in which employment uses (as defined in the glossary) will be supported in rural areas outside of settlement boundaries.

17.2 – The Recognised Industrial Estates are Hixon, Hixon Airfield, Ladfordfields, Moorfields, Pasturefields, and Raleigh Hall. These sites perform an important role in providing employment in rural areas and as a focus for supporting the rural economy.

POLICY 18. Home working and small-scale employment uses

- A. Home working, small scale employment and the development and expansion of small businesses in residential and rural areas will generally be supported, subject to compliance with other policies of this plan.**
- B. Proposals for small-scale offices of 100m² or less within settlement boundaries will not be subject to the sequential test.**
- C. In rural areas outside of settlement boundaries the re-use of redundant or disused buildings for employment uses (as defined in the glossary, including class E(g)(i) offices with a gross floorspace of not greater than 100m²) will be supported provided the building to be converted is structurally sound and capable of conversion without the need for extension or significant alteration or rebuilding and provided that the proposed use is complementary to, and would not prejudice, a viable agricultural operation or other existing viable economic use.**

18.1 – In assessing proposals for small-scale employment and business uses under paragraph A of the policy particular regard will be had to Policy 50 on pollution and Policy 32 on residential amenity.

18.2 – The COVID-19 pandemic highlighted the likely future importance of home working, and the council is keen to support this.

18.3 – Paragraph B provides support for small-scale offices in a range of locations.

18.4 – Paragraph C of the policy supports the re-use of existing buildings in the countryside for employment uses including small-scale offices. The policy implements national policy objectives of creating and supporting a prosperous rural economy.

POLICY 19. Town centres and main town centre uses

- A. Proposals for main town centre uses should be located in defined centres identified on the policies map and listed in paragraph D of this policy and should be of a scale appropriate to the role and character of the centre in which they are being promoted.**
- B. Except for small rural units in accordance with paragraph C and proposals that are in accordance with a site allocation policy in this plan or a made neighbourhood plan, applications for main town centre uses (including proposals for the subdivision, expansion, creation of mezzanine floors within or removal of restrictions on existing units) outside of defined centres will not be permitted unless:**

- 1. They satisfy the sequential test set out in national planning policy. The sequential test will be applied using the hierarchy of defined centres with priority given to higher tier centres. In applying the sequential test, flexibility on store format and (where the proposal comprises more than one unit) disaggregation shall be shown, and**
 - 2. they would have a good standard of access by a choice of modes of transport, including public transport (they should lie within 400m of a public transport stop), bicycle and foot, and by people with disabilities, and**
 - 3. If they are above the floor area thresholds specified below, an impact assessment prepared in accordance with national planning policy demonstrates that the proposed development will not have a significant adverse impact on existing, committed or planned public and private investment in a defined centre nor on the vitality and viability of a defined centre. The threshold for proposals within or immediately adjoining the Stafford settlement boundary is 1,000 m² (gross); within or immediately adjoining the Stone settlement boundary the threshold is 500 m² (gross); everywhere else in the borough the threshold is 300 m² (gross).**
- C. In tier 4 and 5 settlements, except for Eccleshall which has a designated local centre, and subject to compliance with other policies of this plan, applications for single units in main town centre use with no greater than 200m² in tradeable floor area will be permitted within the settlement boundary.**
- D. The council will (if proposals comply with other policies of this plan) support planning applications that contribute to the diversification of uses in Stafford and Stone town centres and are in line with the settlement strategies set out in this plan.**
- E. The hierarchy of centres is:**
- 1. Stafford town centre**
 - 2. Stone town centre**
 - 3. Eccleshall local centre**
 - 4. Meecebrook town centre**
 - 5. Neighbourhood centres and local shops**

19.1 – Policy 19 provides a local reflection of national planning policy on the location of main town centre uses. Main town centre uses are defined in the glossary. The policy applies a ‘town centre first’ approach in accordance with national policy, including the application of sequential and impact tests for applications for main town centre uses which are not located within a defined centre or in accordance with this plan or a made neighbourhood plan.

19.2 – Town/local centres for Stafford Stone and Eccleshall, the borough’s three main service centres, are defined on the policies map. Additionally, Meecebrook town centre, which is defined as part of the Meecebrook site allocation, will be brought forward during the plan period and will develop into a major service centre for the new garden community.

19.3 – As recommended in the Stafford Town Centre Capacity Assessment (TCCA) (2019), the policy retains thresholds for impact testing for Stafford, Stone and the rest of the borough which are below the national level. The Town Centre Capacity Assessment shows that there is no capacity for additional convenience retail over the plan period. Comparison retail, food and beverage and retail uses should be focussed on the defined town centres.

19.4 – Neighbourhood centres and local shops as defined on the policies map are Barlaston, Gnosall, Great and Little Haywood, Haughton, Hixon, Tittensor, Woodseaves, Yarnfield, and Stafford neighbourhood centres/local shops at Baswich, Bodmin Avenue, Holmcroft, Parkside, Rising Brook, Wildwood and Weston Road, and Stone neighbourhood centre at Walton. Additional local centres/neighbourhood shops will also be developed at land north of Beaconside (North of Stafford allocation under policy 9) and Burleyfields (West of Stafford allocation under policy 10). The edge of neighbourhood centres and local shops are not sequentially preferable locations.

19.5 – Following the approach taken in the Plan for Stafford Borough (2014) it is not proposed to introduce a retail frontages policy. The definition of primary and secondary retail frontages is no longer referred to in national planning policy nor is deemed appropriate locally. It is considered that a frontages policy could inhibit the ability of centres within the borough to respond to changes in the retail market and diversify. Additionally, changes to the Use Classes Order mean that local authorities have little ability to prevent the change of use of retail units to other class E uses.

19.6 – The TCCA 2019 identifies no quantitative or qualitative requirement for additional convenience retail provision in the borough up to 2040. Convenience retail provision is therefore expected to be limited to the provision of new facilities at Meecebrook Garden Community, North of Stafford and West of Stafford and limited provision at Stafford Station Gateway in accordance with the site allocation policies for those developments, together with potential small local facilities in the borough’s smaller settlements in accordance with paragraph 19.C.

19.7 – The TCCA also notes the importance of anchor food stores within Eccleshall and Stone centres remaining in view of their importance in drawing residents to these centres and creating linked trips with other main town centre uses.

19.8 – The TCCA identifies a requirement for 13,926 sq. m of comparison retail floorspace over the plan period. The TCCA recommends that three quarters of this need is met in Stafford town centre with the remaining quarter to be met in Stone

town centre. New development in these locations will be supported to accommodate this.

19.9 – The TCCA identifies the potential for more small-scale comparison retail within Stone town centre, as part of mixed-use development. Alongside encouraging expansion of comparison retail in Stafford and Stone town centres, the council will encourage the expansion of the food and beverage and leisure offering of the centres. The TCCA highlights potential capacity for an additional 4,092 sq. m of food and beverage floorspace by 2040 and this will be focussed on Stafford town centre in particular, on the Stafford Station Gateway allocation and also on Stone town centre.

19.10 – As main town centre uses are trip-generators it is important that, if they are located outside of centres (after passing the sequential and exception tests), they are accessible by a range of transport modes. That avoids the exclusion from access to such facilities of those who do not drive by reason of age, disability, finances or choice. Access for people with disabilities will include dementia-friendly design.

POLICY 20. Agricultural and forestry development

A. The development of or extension to agricultural, forestry, or other land-based rural business buildings or structures will be supported where reasonably necessary in scale, construction and design to the operational needs of an agricultural, forestry or land-based rural operation on that holding. The site selected and materials used must minimise visual intrusion and minimise isolated buildings which are away from the existing nucleus of the farm.

B. Diversification of agricultural holdings will be supported, provided that the diversification is subservient to the main agricultural use of the holding.

20.1 – The borough council wishes to encourage local food growing and land-based rural business. Local food growing reduces food miles and increases food security. This policy therefore provides support for agricultural and forestry buildings and other buildings for land-based rural enterprises. “Land-based rural business” includes, in addition to agriculture and forestry, aquaculture and fisheries, the processing of food grown locally, horticulture, landscaping, nature conservation and veterinary activities.

20.2 – Development under this policy should also accord with Policy 3.B, including its requirement to re-use existing buildings where possible. Regard will also need to be had to policies on landscape, protection of residential amenity, and design.

20.3 – Requirements for planning applications to be supported by an agricultural need statement to demonstrate compliance with the policy are set out in the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria. An agricultural needs statement explains

why the development is required for the agricultural, forestry or other land-based rural business.

20.4 – In cases where polytunnels require planning permission and do not fall within permitted development rights, they will be supported provided that they are located near to the main farm, are acceptable in terms of their landscape impact and impacts on nearby residential properties and are otherwise in accordance with the policies of this plan. Particular care in the consideration of landscape impact will be needed within and in the setting of Cannock Chase AONB in accordance with Policy 45.

20.5 – Diversification of agricultural holdings is defined in the glossary.

20.6 – In paragraph B, subservient means that the new activity introduced does not become the main economic activity of the holding either in terms of turnover or land area.

POLICY 21. Tourism development

A. Tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) is a main town centre use and should, except where in accordance with the paragraphs of this policy, be located in defined town and local centres in accordance with Policy 19.

B. Small scale tourism and visitor accommodation proposals will be supported if they meet the following criteria:

- 1. Where they comprise visitor accommodation outside of settlement boundaries, they are demonstrated to be viable through a robust, credible business case;**
- 2. They are of an appropriate scale and type for their location; and**
- 3. They demonstrate high-quality design and respect the character of the countryside or townscape in which they are located.**

21.1 – In accordance with national policy this policy supports sustainable rural tourism development. As noted above, tourism is identified as a growth priority within the Stafford Borough Economic Growth Strategy 2020-2025. The borough council recognises the importance to rural tourism and supports local tourism business.

21.2 – A robust, credible business case will need to be submitted with visitor accommodation (see glossary definition) proposals under paragraph B of this policy to demonstrate that the rural tourism proposal would be viable.

21.3 – In determining whether or not a rural tourism proposal is small scale the council will have regard to the location, geographic scale and intensity of the use proposed.

POLICY 22. Canals

A. New canal facilities and associated infrastructure will be supported if the following criteria are met:

- 1. The proposal is appropriate in scale to its locality;**
- 2. Where located in the Green Belt, the proposal is consistent with national Green Belt policy;**
- 3. Where the proposal is outside of settlement boundaries:**
 - i. there are no permanent moorings for residential purposes;**
 - ii. where the proposal comprises a marina or moorings it has only limited service facilities;**
 - iii. it constitutes only uses that it is essential are located in proximity to the canal;**
 - iv. the character and attractiveness of the countryside is protected; and**
 - v. external lighting is kept to a minimum and is sensitively located;**
- 4. Where possible, public access is improved;**
- 5. The development does not have an adverse effect on water quality;**
- 6. It does not create conflicts between different users of the canal, such as pedestrians and recreation users on / by the water;**
- 7. Where the proposal is within a settlement the building fronts the canal rather than turning its back to it;**
- 8. Wherever possible redundant canals and related buildings are restored and re-used; and**
- 9. Adequate provision for short-stay moorings and related facilities is incorporated, where appropriate.**

22.1 – Stafford Borough is in a central location within the UK canal network with the Trent and Mersey, Shropshire Union and Staffordshire and Worcestershire canals running through. Stone is a significant destination for canal-based recreation and tourism with Norbury and the Haywoods also being important. It is likely that there will be proposals for development alongside canals and this policy sets out the approach that will be taken to determining planning applications for such proposals.

22.2 – The Canal & River Trust, the body responsible for maintaining the canal network in England and Wales, define a short stay mooring as a length of canal bank that's been set aside for mooring periods of less than 14 days.

22.3 – Canal-based development has potential to support tourism and economic development in the borough. The policy supports such development and identifies criteria which canal-based development is required to meet. The policy seeks that development should improve public access to canals and provide building frontages which address the canals. However, the policy restricts new residential moorings and limits other types of canalside development in the open countryside in order to preserve the tranquillity and attractiveness of the rural canal network.

22.4 – It is important to note that the entire length of the Trent and Mersey, Shropshire Union and Staffordshire and Worcestershire Canals within the borough are designated as conservation areas.



Housing policies

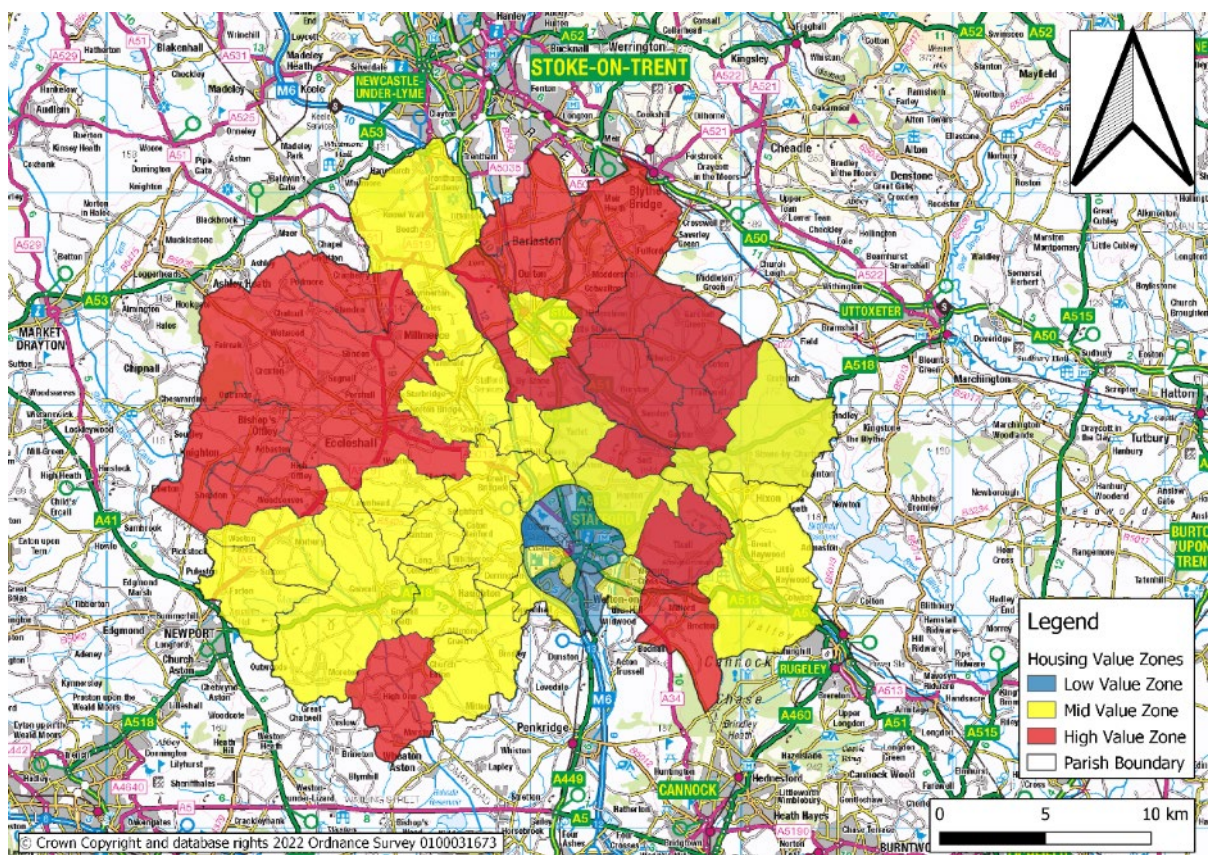
POLICY 23. Affordable housing

- A. Major development (as defined in the glossary) shall provide the following proportions of all dwellings proposed on site as affordable housing:**
- 1. 40% for greenfield sites and 10% for brownfield sites within the following areas: the parishes of Adbaston, Barlaston, Berkswich, Brocton, Church Eaton, Eccleshall, Fradswell, Fulford, Gayton, High Offley, Hilderstone, Ingestre, Milwich, Salt and Enson, Sandon and Burston, Standon, Stone Rural, Tixall.**
 - 2. 20% for greenfield sites and 5% for brownfield sites within the following areas: the parishes of Bradley, Chebsey, Colwich, Creswell, Ellenhall, Forton, Gnosall, Haughton, Hixon, Hopton and Coton, Hyde Lea, Marston, Norbury, Ranton, Seighford, Stone, Stowe-by-Chartley, Swynnerton, Weston, Whitgreave and the Stafford town wards of Rowley, Baswich, Weeping Cross & Wildwood.**
 - 3. 10% for greenfield sites and 0% for brownfield sites within the following areas: the Stafford town wards of Doxey & Castletown, Holmcroft, Common, Coton, Littleworth, Forebridge, Penkside, Manor, Highfields & Western Downs.**
- B. Affordable housing shall be provided on site unless provision on another site in the same settlement is proposed, robustly justified and is consistent with creating mixed and balanced communities. A commuted sum will only be accepted in exceptional circumstances where it is demonstrated that neither on-site nor off-site provision of affordable housing is feasible or viable. The commuted sum will be equivalent to the uplift in value resulting from the floorspace/units that would have been provided as affordable housing being delivered as unrestricted market housing.**
- C. On-site affordable housing shall be distributed across the development site and not clustered into groups of more than 8 new homes except where this is not possible because the development comprises flats.**
- D. The appearance of affordable housing shall be indistinguishable from that of open market homes.**
- E. Where a site, which if developed as a whole would constitute major development, is split in two or more sites which physically abut each other, any of which falls below the site size thresholds, the site will be treated as one site for the purposes of this policy.**
- F. The tenure mix of affordable housing to be provided will consist of:**
- 1. 65% social rented housing;**

2. 25% First Homes; and
3. 10% shared ownership.

G. The unit size mix (in terms of number of bedrooms) of affordable housing to be delivered through this policy should be agreed with the council’s Health and Housing team I as part of the planning application process.

23.1 – The policy sets area-based affordable housing percentages based on a Whole Plan Viability Assessment approach. The value zones for affordable housing are based on a residential market review (Aspinall Verdi, 2022). The value zones are shown on the map below:



23.2 – In accordance with national planning policy, affordable housing will only be sought from major development proposals (i.e. schemes of 10 dwellings or more), as defined in the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

23.3 – In accordance with national policy, 25% of affordable homes on site should be provided as First Homes.

23.4 – The Stafford Borough Economic and Housing Development Needs Assessment (Lichfields, 2020) (EHDNA) identifies that 70% of affordable housing need in Stafford Borough is for social rented homes. As noted above, 25% of

affordable housing is now to be provided as First Homes. On this basis, the 65% balance of the affordable housing requirement will be sought as social rented housing with the remaining 10% shared ownership. This tenure mix accords with national policy current at the adoption of this plan. The tenure mix will be reviewed in the event that national policy changes or if new local evidence on affordable housing needs becomes available.

23.5 – The EHDNA also provides evidence of the size of affordable housing needed. This highlights a high level of need for 1 and 2-bedroom properties. A need for 4-bedroom houses has also been highlighted by registered providers. The council's starting point is that, except in the case of town centre development, affordable housing should be delivered as houses or maisonettes with private accesses rather than as flats, due to difficulties with service charges and the management of communal areas. In accordance with paragraph G of the policy, applicants should consult with the council's Health and Housing team to determine the current need for affordable housing in the borough at the time of the application and agree an appropriate size mix in terms of number of bedrooms.

23.6 – There is significant affordable housing need as detailed in the EHDNA. The EHDNA identified a net affordable housing need of between 252 and 389 dwellings per year depending on the percentage of income devoted to housing costs. As is detailed above, affordable housing percentages are maximised and set by reference to viability evidence.

POLICY 24. Homes for life

Accessible and adaptable dwellings

- A. On major development proposals for residential dwellings at least 10% of all new build dwellings distributed evenly across market and affordable tenures shall be built to Building Regulations Part M4(2) standards for accessible and adaptable dwellings.**
- B. On developments, including mixed developments of market and affordable housing, that would provide 10 or more affordable dwellings, at least 10% of those affordable dwellings shall be built to Building Regulations part M4(3) wheelchair accessible standard.**
- C. 100% of dwellings that are age-restricted general housing, retirement housing or extra care housing shall be built to Building Regulations Part M4(2) standards for accessible and adaptable dwellings.**

Internal space standards

- D. All new homes across all tenures will as a minimum meet the Government's minimum Nationally Described Space Standard (NDSS).**

Private external space

E. All new housing shall, unless there is a compelling justification for departure, provide at least the following levels of external private amenity space:

- 1. 3 or more bedroom houses - 65 square metres;**
- 2. 2-bedroom houses - 50 square metres; and**
- 3. Flats/maisonettes - a balcony or private space.**

Specialist housing

F. Development that would lead to a reduction in the number of extra care, sheltered accommodation or care units available in the borough will not be supported unless it can be demonstrated that:

- 1. Replacement specialist older persons' accommodation will be provided; or**
- 2. The use was not viable; or**
- 3. The existing accommodation has reached the end of its serviceable life.**

G. Proposals for age-restricted general housing, retirement housing, extra care housing or residential care facilities will be supported in principle. Proposals for extra care or residential care facilities should be located at Stafford, Stone, Meecebrook or at tier 4 or tier 5 settlements.

H. The inclusion of conditions or planning obligations to ensure future occupation remains for the specialist housing need it was intended will be applied to permissions for specialist housing.

24.1 – The Stafford Borough Economic and Housing Development Needs Assessment (EHDNA) (Lichfields, 2020) recommends that 10% of new housing across tenures is provided to Building Regulations M4(2) accessible and adaptable dwelling standards. This recommendation is conservative and is based on an estimate that 62% of new households in the period 2020-2040 will need accessible and adaptable dwellings but that some of that need will be met through the provision of wheelchair accessible housing or through households moving into C2 accommodation or extra care accommodation.

24.2 – The EHDNA identifies that 7% of housing need across all tenures in the period to 2040 is for M4(3) wheelchair accessible standard housing, with need higher in the social rented sector. Government guidance prohibits the use of planning policy to require a proportion of new build market housing to be wheelchair accessible, but

this is permissible for affordable housing. As the EHDNA estimates 7% of affordable housing need will be for wheelchair accessible housing, rounding up to a more easily divisible number, 10% of affordable housing will be required to be wheelchair accessible housing.

24.3 – It should be noted that M4(2) cannot be applied if M4(3) applies and vice versa. This means that for major development, 10% of market and affordable dwellings should be M4(2) and (if the total number of affordable dwellings exceeds 10) a further 10% of the affordable dwellings should be M4(3).

24.4 – As it is anticipated in the EHDNA that 58% of older single person households and 59% of older couples' households will have at least one person with a long-term health problem or disability, there is a clear justification for ensuring that this housing is accessible and adaptable.

24.5 – The government sets Nationally Described Space Standards that set minimum sizes to accommodate furniture, circulation and everyday activities. If the government updates these standards the council will apply the most up-to-date version. The standards will be applied to all proposals that create a new C3 residential dwelling including proposals for material change of use to residential or residential subdivisions. The policy will not apply to extensions to existing residential policies that do not result in the creation of a new dwelling.

24.6 – The COVID-19 pandemic highlighted the importance of access to outdoor space for people's physical and mental wellbeing. National policy and guidance do not set a standard for external private space nor prohibit the setting of local standards. Therefore, the policy provides minimum standards for the provision of external private space. Car storage areas will not count towards the meeting of these standards. Amenity spaces must have a reasonable degree of privacy.

24.7 – This policy supports the provision of older persons' accommodation of all types within the borough.

24.8 – The Stafford Borough Economic and Housing Development Needs Assessment (EHDNA) (Lichfields, 2020) estimates that older households will make up the majority of future household growth in the Borough. Single person older households are expected to make up 47% of future growth, and when older couples are included this rises to 72%.

24.9 – The EHDNA models a need for around 466 bed spaces in care homes with nursing and around 525 bed spaces in care homes without nursing by 2040. These 991 bed spaces are modelled on the basis that the same proportion of older households in 2040 will live in care homes as they do at present. As the EHDNA acknowledges, there is uncertainty over this in view of the potential for more people to remain in their homes longer.

24.10 – Difficulties in projecting with certainty the need for supported and specialist housing within Stafford Borough, and how such housing can be delivered, means that it would be inappropriate to set fixed targets within the plan. Instead, the policy adopts a more flexible approach to provision.

24.11 – To meet the needs of an ageing population this policy seeks to protect the existing stock of care, extra care and sheltered accommodation and support new provision of older persons' accommodation in appropriate locations. In line with national planning guidance the policy seeks to ensure that specialist older persons' accommodation is provided at settlements within the settlement hierarchy to provide better access to public transport, local amenities, health services and town centres. This will help to avoid social isolation and promote independence and community interaction.

24.12 – Specialist housing is defined in the glossary.

POLICY 25. Rural exception sites

A. On sites outside of but directly adjoining the settlement boundaries of tier 4 larger and tier 5 smaller settlements and in other locations allocated in a 'made' neighbourhood plan the following categories of development will be supported in principle subject to compliance with other policies of this plan:

- 1. Proposals for entry level exception sites (as defined in the glossary) which are in accordance with national planning policy; and**
- 2. Proposals for affordable housing exception sites which are in accordance with paragraph B of this policy.**

B. Affordable housing exception sites must meet the following criteria:

- 1. The scale of the proposed development is appropriate to the settlement at which it is located;**
- 2. The site delivers 100% affordable housing in perpetuity (provided that a planning obligation or other appropriate mechanism ensures that the Right to Buy and Right to Acquire on rented properties is excluded and that re-let or re-sale prices are capped to remain within the definition of affordable housing in perpetuity);**
- 3. The local need for the housing is justified by local housing needs assessment which demonstrates that there is a need for the type, scale and tenure of the proposed affordable dwellings in that location; and**
- 4. The provision of limited market housing within a site will only be acceptable to assist with scheme viability, where it can be demonstrated**

through open and transparent viability evidence that such housing is necessary to ensure the delivery of affordable homes to meet local needs.

25.1 – This policy reflects national policy on entry level exception sites and rural (affordable housing) exception sites. Criteria for rural exception sites in Stafford Borough are provided in the policy.

25.2 – In accordance with the policy, rural exceptions sites should adjoin tier 4 or tier 5 settlements to provide access to services and facilities and avoid the creation of isolated new homes in the countryside.

POLICY 26. New rural dwellings

A. New dwellings or residential conversions in the countryside outside of settlement boundaries will not be supported unless:

- 1. The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
- 2. The development would meet the functional need of a viable agricultural or forestry business for an agricultural or forestry worker to live at or in the immediate vicinity of their place of work. Such dwellings will be subject to an occupancy condition or planning obligation; or**
- 3. The development would re-use an existing redundant or disused building which is demonstrably structurally sound and capable of conversion without the need for extension or significant alteration or rebuilding and would lead to an enhancement of the immediate setting. The residential re-use of metal framed modern agricultural and industrial buildings will not be considered appropriate; or**
- 4. Would be a design of exceptional quality which, in accordance with national policy, is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.**

B. The landscape impact of proposals for new dwellings under this policy must be acceptable when assessed against Policy 43.

C. Proposals which fail to take the opportunity to make a positive contribution to the appearance of the locality will not be supported.

26.1 – This policy reflects national policy on the categories of new dwellings that will be supported in the countryside. It should be read alongside Policy 25 on rural exception sites.

26.2 – Requirements for planning applications to be supported by an agricultural need statement to demonstrate compliance with the requirements for new rural workers' dwellings and for structural surveys to demonstrate structural soundness are set out in the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria.

26.3 – Permitted development rights may be removed from new residential dwellings created through the conversion of existing buildings.

26.4 – Paragraph 2 of this policy applies to agricultural and forestry workers only, not to other land-based rural businesses.

POLICY 27. Replacement dwellings

A. In areas outside of settlement boundaries as defined on the policies map proposals for the replacement of existing dwellings will be supported if all of the following criteria are met:

- 1. Where the local authority identifies that the existing dwelling is a non-designated heritage asset, the applicant must demonstrate through evidence that it would not be viable to retain and enhance through renovation and extension the existing dwelling;**
- 2. The existing dwelling has a lawful unrestricted residential use and is not in a state of abandonment, partial or complete demolition or collapse;**
- 3. The existing dwelling is not the result of a temporary planning permission or of a temporary form of construction or a caravan / mobile home;**
- 4. Where appropriate, measures will be taken to reuse or recycle materials from the existing dwelling;**
- 5. The replacement building will be more energy efficient than the existing dwelling;**
- 6. The number of new dwellings to be created is no more than the number of dwellings to be replaced; and**
- 7. The replacement is positioned on the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity, or other environmental grounds an alternative location is more appropriate.**

B. Within the Green Belt a replacement dwelling should not be materially larger than the dwelling it replaces.

C. In areas outside of settlement boundaries (excluding Green Belt) as defined on the policies map the replacement of an existing dwelling should not

result in additions of more than 70% to the floor area of the dwelling as originally built unless the existing floor area is less than 41 square metres, where development up to 75 square metres will be acceptable.

D. The replacement of listed dwellings and dwellings which are non-designated heritage assets will not be supported unless the application accords with applicable national policy on the total loss of heritage assets. Similarly, within conservation areas the replacement of existing dwellings which make a positive contribution to the character or appearance of the conservation area will not be supported unless in accordance with applicable national policy.

E. Subject to paragraph D of this policy, within settlement boundaries the replacement of dwellings will generally be supported provided that the proposal accords with other policies of this plan.

F. Permitted development rights may be removed from replacement dwellings.

27.1 – This policy establishes the parameters for the replacement of existing dwellings.

27.2 – The policy does not support the replacement of listed buildings or dwellings in conservation areas which make a positive contribution to the character of the conservation area.

27.3 – For the purposes of paragraph C of the policy, ‘dwelling as originally built’ means in relation to a building existing on 1st July 1948, as existing on that date, and in relation to a building built on or after 1st July 1948, as so built.

27.4 – Permitted development rights may be removed from replacement residential dwellings created through this policy to prevent disproportionate further extensions.

POLICY 28. Extension of dwellings

A. Applications for extensions to existing dwellings will be supported subject to compliance with other policies of this plan (particularly those on design and residential amenity) and provided the extension is not disproportionate in size to the host dwelling.

B. Proposals for extension to existing dwellings shall be in design harmony with the original dwelling and compatible with the character of the locality by observing the following design criteria. Extensions shall:

- 1. Not visually dominate the existing building;**
- 2. Form an integral part(s) of the existing building and not appear as an obvious addition(s);**

- 3. Not be unduly detrimental to the privacy, outlook or natural lighting of a neighbouring property;**
 - 4. Take into account the roof design of the existing building;**
 - 5. Not form an obtrusive feature in the street scene; and**
 - 6. Be constructed of facing materials that either match or suitably harmonise with the existing building.**
- C. In areas outside of settlement boundaries as defined on the policies map the extension or alteration of an existing dwelling should not result in additions of more than 70% to the floor area of the dwelling as originally built unless:**
- 1. The existing floor area is less than 41 square metres, where development up to 75 square metres will be acceptable; or**
 - 2. The design and appearance of the proposed extension is proportionate to the type and character of the existing dwelling and the surrounding area; or**
 - 3. The proposal is within the Green Belt where the extension shall not result in additions of more than 30% to the floor area of the dwelling as originally built and should preserve the openness of the Green Belt.**

28.1 – The policy provides general support for extensions and alterations to dwellings. Important considerations for such applications will include the design policies of this plan and considerations of neighbour amenity. Extensions should not be disproportionate in scale to the existing dwelling.

28.2 – The final part of the policy seeks to ensure that extensions of rural dwellings are proportionate. Such proposals must also accord with Policy 35 (Architectural design) and the detailed guidance in the National Design Guide.

28.3 – For the purposes of paragraphs C and D of the policy, ‘original dwelling’ means in relation to a building existing on 1st July 1948, as existing on that date, and in relation to a building built on or after 1st July 1948, as so built.

POLICY 29. Residential sub-division and conversion

The conversion of non-residential buildings to residential use or the sub-division or conversion of existing dwellings within settlement boundaries will only be permitted where the proposed development would:

- 1. Not lead to an unacceptable adverse impact on the amenity, character or appearance of the area, including through cumulative impacts due to over concentration of similar uses;**
- 2. If external alterations or extensions are needed to facilitate the conversion or subdivision, these must be of high-quality design and not be disproportionate in size to nor inconsistent with the character and appearance of the property or its setting;**
- 3. Not involve the loss of community facilities protected by Policy 39;**
- 4. Provide satisfactory living accommodation in terms of size, amenity, facilities, private open-space provision, appearance and general outlook;**
- 5. Provide appropriate levels of on-site parking in accordance with Policy 53;**
- 6. Incorporate sound proofing arrangements within and between properties;**
- 7. Not involve the self-containment of basement areas or other parts of any property having inadequate light or low ceilings or which would result in a poor outlook from main windows; and**
- 8. Make adequate provision for refuse and recycling storage.**

29.1 – This policy applies to the conversion of buildings to residential use (which for these purposes includes use classes C2, C3 and C4) and the subdivision or conversion of existing dwellings. This policy only applies to such proposals within settlement boundaries. Proposals for the conversion of rural buildings to dwellings are covered by Policy 26. The subdivision of existing rural dwellings outside of settlement boundaries is not supported.

POLICY 30. Gypsy and traveller accommodation

- A. To help meet identified local need for pitches for Gypsies and Travellers land is allocated near Hopton for at least 15 pitches and near Weston for at least 10 pitches as shown on the policies map and Appendix 2.**
- B. Planning applications for Gypsy or Traveller accommodation or Travelling Showpersons' plots on non-allocated sites must accord with national policy and satisfy the following criteria:**
 - 1. The site is accessible to existing local services and facilities;**
 - 2. The site has safe and suitable vehicular access to the highway in accordance with Policy 52 and adequate parking;**

-
- 3. Provision of essential services including water supply, sewerage, drainage, and waste disposal is sufficient to serve the number of plots/pitches provided;**
 - 4. Sufficient facilities are provided for storage, play and residential amenity; and**
 - 5. The proposal is not of disproportionate scale to the nearest settled community.**
- C. New traveller sites (whether temporary or permanent) in the Green Belt are inappropriate development and will not be approved except in very special circumstances.**
- D. Development permitted under this policy will be subject to a planning condition limiting occupation to Gypsies and Travellers or Travelling Showpeople, as applicable.**
- E. Existing authorised sites for Gypsies and Travellers will be safeguarded from redevelopment for other uses which would prevent their continued occupation by these groups, unless acceptable replacement accommodation is provided or the site is no longer required to meet identified needs.**

30.1 – In order to meet the Gypsy and traveller accommodation needs, this policy identifies sites to accommodate justifiable needs and provides criteria for determining any planning applications that come forward on non-allocated sites. Those criteria will need to be applied alongside government policy for gypsy and traveller sites (currently Planning Policy for Traveller Sites ('PPTS') 2015) and other relevant policies of this plan, including in particular Policy 42 (Flood risk), Policy 44 (Landscapes) and Policy 50 (Pollution) and Policy 32 (Residential amenity) and other material considerations.

30.2 – The Gypsy and Traveller and Travelling Showperson Accommodation Assessment 2022 (Arc4, March 2022) identifies that over the plan period 2021/22 to 2039/40, there is an overall need for 48 additional pitches once expected turnover on the existing council site in the borough is considered (of which 22 Planning Policy for Traveller Sites need and 26 non-PPTS need). A site for at least 15 pitches near to Hopton and a site for at least 10 pitches near to Weston are allocated through this plan to contribute to meeting that need. These allocations meet the Planning Policy for Traveller Sites need. It is expected that sites to meet the non-PPTS need will come forward through the development management process and Policy 30 provides criteria against which planning applications will be assessed.

30.3 – Planning Policy for Traveller Sites (PPTS) need refers to the accommodation needs of those Gypsies and Travellers who continue to lead a nomadic habit of life, even if they are temporarily not travelling. Non-PPTS need or 'cultural need' refers to

the accommodation needs of the Gypsies and Travellers that no longer lead a nomadic habit of life.

POLICY 31. Housing mix and density

- A. New housing should contribute to the delivery of a range of housing types and sizes within the area. Larger developments should deliver a mix of different dwelling sizes within the site. The council will particularly support the delivery of one or two bedroom dwellings at the tier 4 and 5 settlements, for which there is particular need.**
- B. On the following sites: Meecebrook, Land at Ashflats, Stafford; Land at Marlborough Road, Stone; Land East of Oakleigh Court, Stone; and Land east of Stafford Road, Gnosall plots equivalent to 1% of all dwellings comprised in the development shall be made available to self or custom builders as serviced plots at reasonable market rates. Any such plots which remain unsold having been marketed for a period of at least 24 months may revert to delivery through conventional means.**
- C. Residential densities should be informed by surrounding prevailing densities and landscape setting. There are three main circumstances in which densities higher than those of the surroundings will be supported:**
- 1. In or at the edge of Stafford and Stone town centres, particularly where lower levels of parking provision are justified in accordance with Policy 53;**
 - 2. On large developments where it is possible to create graduations of density and different character areas; and**
 - 3. Where its design is of such high quality so as to outweigh concerns in relation to the impact of its density on the character and quality of its location and surrounding area.**

31.1 – In accordance with national policy the Stafford Borough Economic and Housing Development Needs Assessment (Lichfields, 2020) identifies the mix of different dwelling sizes likely to be needed in the borough over the plan period. This is illustrated in the table below. This mix is for all types of housing. The unit size mix needed for affordable housing may be different, as explained in policy 23 and its supporting text.

	1-bed	2-bed	3-bed	4+-bed
Estimated future need/demand	15%	35%	40%	10%
Recommended range	10-30%	25 – 40%	35 – 50%	5 – 20%
Broad mix by sub-market area (within range)				
Stafford	↓	→	→	→
Stone	→	→	→	→
Rural	↑	↑	→	→
<p>↓ Indicates provision should be at lower end of range</p> <p>→ Indicates provision should be roughly at centre of range</p> <p>↑ Indicates provision should be at higher end of range</p>				

31.2 – The above table will not be applied mechanistically to planning applications for development in the borough but is intended as a guide to inform interpretation of the policy. However, as stated in the policy it is expected that larger developments will have regard to this evidence and deliver a range of dwelling sizes on site.

31.3 – The Economic and Housing Development Needs Assessment recommends that “Opportunities should be considered to provide smaller properties in the rural sub-area”.

31.4 – National policy requires local authorities to plan for people wanting to build their own homes. Local authorities are subject to a duty in the Self Build and Custom Housebuilding Act 2015 to maintain registers of those who have expressed an interest in self or custom build and grant sufficient consents within each base period to meet the need evidenced on the register. As at January 2022 there were 63 entries on the register.

31.5 – The policy seeks to secure opportunities for self and custom builders but deliver flexibility to allow ring fenced plots to be developed out by housebuilders in the event that they remain unsold.

31.6 – In accordance with national policy, paragraph C of the policy supports an uplift to prevailing residential densities in appropriate locations and circumstances thereby supporting the efficient use of land.

POLICY 32. Residential amenity

A. Development will not be permitted which causes unacceptable effects on the residential amenity of neighbouring occupants or does not provide for adequate levels of amenity for future occupants. In assessing the impact of development on the living conditions of occupants, regard will be had to the categories of pollution listed in Policy 50, together with the following amenity considerations:

- 1. The protection from development of adequate areas of usable private amenity space for the current and future occupiers of existing dwellings;**
- 2. The provision of adequate areas of usable private amenity space for the occupiers of proposed dwellings;**
- 3. Loss of privacy and/or overlooking of windows of habitable rooms and private amenity space;**
- 4. Overbearing impact / visual dominance;**
- 5. Overshadowing of private amenity space; and**
- 6. Impact resulting from loss of outlook.**

32.1 – This policy seeks to protect residential amenity of both existing and new dwellings from a range of impacts. It should be read in conjunction with Policy 50 (Pollution).

POLICY 33. Extension to the curtilage of a dwelling

Proposals to extend the curtilage of an existing dwelling outside of settlement boundaries will not be permitted unless:

- 1. The proposal enables the provision of private external amenity space in accordance with the standards in Policy 24 (Homes for Life); or**
- 2. The proposal provides for an existing unsafe access to the highway, parking or turning arrangements to be improved and made safe.**

33.1 – A householder may want to extend the curtilage of their dwelling for a number of reasons. “Curtilage” is not a term that is defined in statute and is only defined in common (judge-made) law. A working definition is given in *Permitted development rights for householders: Technical guidance* (September 2019) as follows: “- is land which forms part and parcel with the house. Usually it is the area of land within which the house sits, or to which it is attached, such as the garden, but for some houses, especially in the case of properties with large grounds, it may be a smaller area”.

33.2 – The council wishes to resist extensions to residential curtilages in the countryside because the cumulative effect of such extensions is to give an appearance of suburbanisation.

33.3 – Planning permissions for extensions to residential curtilages may be subject to planning conditions removing permitted development for ancillary residential structures (sheds, greenhouses etc.) if such restrictions are considered justified because the site is prominent in the open countryside and the allowance of normal permitted development rights could result in visually intrusive development

detrimental to character or amenity. “Permitted development” is defined in the glossary



Design and infrastructure policies

POLICY 34. Urban design general principles**Development proposals shall:**

- 1. Accord with the National Design Code, National Design Guide and any local design code;**
- 2. Suit their context by identifying and responding to reinforce locally distinctive patterns of development including urban morphology, scale, mass, materiality and the natural environment;**
- 3. Create a place with a distinctive identity that is clearly influenced by and well related to the positive characteristics of the local area including its history;**
- 4. Have an open inter-connected street network to provide excellent legibility and easy movement both between constituent parts of the new development (if applicable) and beyond the development itself;**
- 5. Utilise a hierarchical approach to street design and building design;**
- 6. Avoid cul-de-sacs typologies (except as tertiary elements of the road network) where there are opportunities to extend existing movement networks into and through the development area to create an integrated and connected urban structure;**
- 7. Create clear and logical layouts that are easily navigable by:**
 - i. Respecting and reinforcing local pedestrian desire lines;**
 - ii. Creating recognisable streets that are defined by buildings and open space which has a clear function;**
 - iii. Preserving and/or creating new long-distance vistas, landmarks, skylines, landscape features and other memorable and recognisable features;**
- 8. Be compact and have streets designed in accordance with Manual for Streets to make walking (including wheelchair, disability scooter and pushchairs) and cycling the easiest way to make short, local journeys and to ensure vehicular parking does not dominate street scenes; and**
- 9. Be designed to minimise the risk of crime by providing adequate natural surveillance, clear definition of private and public space, well-lit spaces, and by fronting public spaces with active frontages.**

34.1 – This plan sets the framework for the creation of new residential neighbourhoods and employment areas. The policy is particularly applicable to development proposals which are of a major scale. However, a number of its principles will also be applicable to proposals which are minor development. The policy reflects the importance of new developments reflecting established principles of good urban design. Adherence to these principles will help create places that are attractive, function well and are adaptable over time. Good urban design is also vital to delivering healthy, inclusive and safe places.

34.2 – This policy and policies 35 and 36 will be applied in the determination of planning applications in conjunction with the National Design Guide, National Model Design Code and Manual for Streets (and any successor to or updated version of Manual for Streets).

34.3 – The urban design principles set out in this policy accord with the National Design Guide but highlight principles of particular importance to the required quality of new developments in Stafford Borough, particularly those of larger-scale.

34.4 – In accordance with national policy, proposals that do not adhere to these principles will be refused. For large and complex sites, design review at an early stage will be encouraged to ensure proposals reflect these principles. Design review would be paid for by applicants/proposed applicants. There are a number of design review panels available including design:midlands.

34.5 – Early engagement with the council's street naming and numbering team will help to support creation of legible places.

POLICY 35. Architectural design

The design of buildings shall:

- 1. Be based on a clear understanding of the site and its context and be appropriately sensitive to it;**
- 2. Demonstrate good qualities of composition, form and proportion that bring a natural sense of order and balance to the overall design;**
- 3. Be organised, coherent and functional in their layout, form and external appearance;**
- 4. Unless there is a compelling justification for a departure from them, follow locally prevalent patterns of scale, height and massing;**
- 5. Use contextually appropriate, durable and sustainable materials and achieve a quality of detailing that does not detract from the overall architectural quality; and**

6 Create a healthy, comfortable and safe internal and external environment.

35.1 – This policy sets out the principles that will be used in assessing all proposals for buildings in the borough to ensure they represent good design and are visually attractive as a result of good architecture, in accordance with national policy. Proposals that do not meet these principles will be refused.

35.2 – As explained in the National Design Guide, achieving a healthy internal environment means providing acceptable levels of amenity and light and avoiding the effects of pollution of all types (see also Policy 50).

35.3 – Under paragraph 4 of the policy, examples of a compelling justification for departing from locally prevalent patterns of scale, height and massing include where:

- the site occupies a prominent position within the townscape and this creates an opportunity to create a landmark building; or
- the nature of the proposed use, for example as a civic building or place of worship, warrants a building of greater scale, height or massing.

35.4 – Specific policies for residential buildings are provided in Policies 24, 27, 28 and 29.

POLICY 36. Landscaping design

A. Where they are proposed, public realm and landscape areas must be used as a structuring and ordering device and designed as a cohesive, integrated element of the development's layout.

B. Landscape and public realm areas should use contextually sensitive and good-quality materials, avoid unnecessary clutter and be designed for inclusive access, safety and ease of future maintenance.

C. Any watercourses and other natural features within the site should be designed as integrated and expressed elements of the development and its layout.

D. Where development borders an open landscape:

- 1. Development edges should be predominantly outward facing to activate adjacent space;**
- 2. Strong linear development edges should be “fragmented” by large, open green space corridors forming part of the development's integrated green space network to avoid the creation of a visually harsh transition between built form and adjacent landscape; and**
- 3. Edge of development planting should generally be utilised to filter views rather than blocking them.**

E. Street trees and shrub planting shall be incorporated into street design in a manner that supports the distinctiveness and hierarchy of the road network and design of streets whilst ensuring long term maintenance of the area unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

F. For dwellings, front boundary treatments should reinforce the prevailing character of the street.

36.1 – Landscaping design, which encompasses the design of streets and external private and public spaces, is as important as urban design and architectural design to the success of places. The three aspects need to cohere, work together and be given equal attention. Accordingly, proposals which fail to meet the principles set out in this policy will be resisted.

36.2 – There are significant links between this policy and policies 46 (green and blue network), 43 (Sustainable drainage), 44 (Landscapes), 47 (Biodiversity), and 52 (Transport). This policy should be read in conjunction with those policies. Note that this policy is about the design of new landscaping within development, whereas Policy 44 (Landscapes) is about the impact of new development on the wider (existing) landscape.

36.3 – High quality landscape design will have multiple benefits of achieving greener, more pleasant places while helping respond to climate change and enhance biodiversity and supporting a healthy and active lifestyle.

36.4 – This policy is particularly applicable to development proposals that are major development. However, its principles will be applicable to developments of all scales where areas of landscaping are proposed.

POLICY 37. Infrastructure to support new development

A. New development that generates a demand for infrastructure will only be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is either:

- 1. Already in place; or,**
- 2. There is a reliable mechanism to ensure that it will be delivered in the most appropriate place, to the required standard and when required.**

B. Where applicable, planning obligations will be used to seek commuted payments to secure the necessary future maintenance of adopted infrastructure.

37.1 – In accordance with national policy, local plans are required to set out the infrastructure required to support development.

37.2 – In this policy ‘Infrastructure’ includes (without limitation) education, health, transport, flood and water management, green infrastructure and public realm and their ongoing maintenance, biodiversity mitigation and digital infrastructure.

37.3 – A reliable mechanism may comprise a planning condition, a planning obligation under s106 of the Town and Country Planning Act 1990, or an agreement under s278 of the Highways Act 1980. Developers may deliver necessary infrastructure themselves as part of development proposals, provided that funded mechanisms are secured for long term management and maintenance. It is recognised that contributions to long term maintenance and management will not be applicable to some types of infrastructure, for example health and education provision.

37.4 – This policy 37 requires infrastructure needs in general and provides a policy basis for the council to seek to secure contributions to mitigate the impact of development proposals on infrastructure. Infrastructure needs may arise from (among others) Policy 4 (Climate change development requirements), Policies 14 and 15 (Countryside enhancement areas), Policy 23 (Affordable housing), Policy 24 (Homes for life), Policy 46 (Green and blue infrastructure network), Policy 47 (Biodiversity), Policy 48 (Special Areas of Conservation), and Policy 52 (Transport).

37.5 – Additionally, site-specific infrastructure requirements are identified in site allocation policies. Site-specific infrastructure requirements for the development sites allocated in this plan are identified in Policies 7, 8 (and accompanying Appendix 9), 9, 10, 11 and 12 (and accompanying Appendix 2).

37.6 – In accordance with national policy, the Infrastructure Delivery Plan (IDP) sits alongside this plan and identifies the infrastructure needed to support delivery of the plan. As detailed in the IDP, engagement with infrastructure providers was undertaken during the preparation of this plan to establish infrastructure requirements. It will be important for developers to work with the council and infrastructure providers to understand the infrastructure needs of their developments and routes to delivering the necessary infrastructure.

37.7 – Details of historic developer contributions collected and what they were spent on can be found in the council’s Infrastructure Funding Statements, published annually.

37.8 – The cumulative impact of the policies of this plan on the viability of development has been tested. In accordance with national policy, development which complies with the policies of this plan will be assumed to be viable. It would be for applicants to demonstrate that particular circumstances justify the need for viability assessment at the planning application stage.

POLICY 38. Electronic communications

- A. Proposals for electronic communications infrastructure will be supported subject to compliance with other policies of this plan and provided it has been demonstrated that there are no reasonable opportunities for sharing a site, mast or facility with existing electronic communications infrastructure in the area that it would be sited.**
- B. Proposals for residential and commercial development which are of a major development shall include full fibre broadband infrastructure (or any successor technology that emerges) to enable connectivity to wider networks unless this is demonstrated not to be possible.**

38.1 – The policy provides support for electronic communications infrastructure in line with national policy (see section 10 of the National Planning Policy Framework).

38.2 – Full fibre broadband is important to the economic competitiveness and attractiveness (see superfaststaffordshire.co.uk) of the borough. The growth of remote working means this is equally important for residential development as well as business users. Although the policy applies to major development, all development which creates new dwellings and workspaces will be required to include full fibre infrastructure where possible.

POLICY 39. Protecting community facilities

Proposals that involve the loss of an existing community facility or the loss of a site allocated for such purpose will only be supported where:

- 1. There is no longer a local need for the facility and this has been robustly evidenced by research and consultation; or**
- 2. An equivalent facility in terms of quality is provided to serve the same community and in an accessible location.**

39.1 – The community facilities covered by this policy are public houses, libraries, play areas, places of worship, local food shops, community halls and community centres, meeting places, indoor and outdoor sports facilities, and cultural buildings.

39.2 – National planning policy supports the retention of and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

39.3 – The Asset of Community Value regime under the Localism Act 2011 provides another mechanism by which communities can seek to retain buildings in community use.

POLICY 40. Renewable and low carbon energy

- A. The policies map identifies areas in which proposal for one or more wind turbines and proposals for solar photovoltaic generation will be supported in principle provided they are in accordance with the following paragraphs of this policy and other policies of this plan.**
- B. Renewable and low carbon energy infrastructure, excluding proposals for one or more wind turbines to which paragraph C applies, will be supported if the following criteria are met:**
- 1. The impacts are (or can be made) acceptable; and**
 - 2. The proposal is, where applicable, accompanied by decommissioning details compliance with which will be conditioned to ensure restoration of the site following cessation of energy production.**
- C. In assessing whether impacts are acceptable under paragraph A.1. in areas where other renewable energy schemes are in operation the cumulative effect of additional developments of this nature will be an important consideration.**
- D. In accordance with national policy, proposals for one or more wind turbines will be supported only in areas identified as suitable for wind turbine development in this plan or a made neighbourhood plan and for which, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing. This restriction will not apply to applications for the repowering of existing wind farms.**

40.1 –The policies map identifies locations that are in principle suitable for wind and solar energy generation development. Solar PV development may also be supported in locations outside of these areas, provided it is in accordance with the policies of this plan. In accordance with national policy, proposals for wind turbines outside of the areas identified on the policies map will only be supported if within an area identified as suitable within a made neighbourhood plan.

40.2 – In paragraph B.1. impacts refer to all impacts on living environments, safety and residential amenity and to all types of environmental pollution which will be assessed against Policy 50 (Pollution) and Policy 32 (Residential amenity), together with impacts on the historic environment which will be assessed against Policy 41 (Historic environment) and impacts on landscapes which will be assessed against Policy 44 (Landscapes). Transport impacts assessed against Policy 52 (Transport) may also be relevant.

40.3 – This policy applies to all types of renewable and low carbon energy infrastructure including (amongst others) solar, biomass, anaerobic digestion, energy

storage, carbon capture, hydropower and wind. Detailed guidance on considerations applicable to different types of renewable and low carbon energy infrastructure is provided in the government's online Planning Practice Guidance. Particular technologies may give rise to specific risks, for example impact on water quality, which will require assessment. Reference should also be made to the government's National Policy Statements for energy infrastructure, where applicable:

<https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure>

40.4 – This policy does not override national Green Belt policy which will be applied to proposals for renewable and low carbon energy infrastructure in the Green Belt. As pointed out in national guidance, such proposals may constitute inappropriate development in the Green Belt.

40.5 – National policy seeks to increase the use and supply of renewable and low carbon energy and heat. It states that plans should provide a positive strategy for energy from these sources that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily.

40.6 – The principal sources of renewable energy within Staffordshire are biomass / energy crops, anaerobic digestion, wind and solar. As of 2018, within Stafford Borough 20.4MW of renewable energy generation capacity was installed, with the largest part of this being photovoltaics. The Staffordshire Climate Change Adaptation & Mitigation Report (AECOM, 2020) identifies opportunities for renewable energy within the borough.



Environment policies

POLICY 41. Historic environment

- A. National policy and legislation will be applied in the consideration of development proposals which have potential to affect the significance of heritage assets.**
- B. Development proposals shall preserve and where appropriate enhance the significance of heritage assets and their settings by being based on an understanding of the heritage interest, taking opportunities for sustainable re-use and achieving high design quality.**
- C. All potential loss of or harm to the significance of a heritage asset, including its setting, will require clear justification, taking into account:**
- 1. Settlement pattern including street patterns, orientation of buildings and sites, boundaries and density of development;**
 - 2. The scale, form and massing of buildings and structures;**
 - 3. Materials, including colours and textures;**
 - 4. Significant landscape features including open spaces, trees and planted boundaries;**
 - 5. Significant views and vistas;**
 - 6. Locally distinctive architectural or historical detail;**
 - 7. The setting of heritage assets;**
 - 8. Archaeological remains and potential;**
 - 9. Traditional permeable building construction; and**
 - 10. The cumulative impact of incremental small-scale changes that may have as great an effect on the significance of a heritage asset as a larger scale development.**

Enabling development

- D. Enabling development proposals will only be supported where it is shown through evidence that alternative solutions cannot be delivered and where it has been demonstrated that the proposed development is the minimum necessary to protect the significance of the heritage asset in accordance with national policy.**

Historic fabric and detail

E. Development proposals must conserve and protect the significance of heritage assets by avoiding unnecessary loss of historic fabric and detail of significance. For listed buildings this includes internal features, floor plans and spaces.

Mitigating unavoidable loss

F. Where harm to the significance of an heritage asset is unavoidable, appropriate mitigation measures will be put into place, including where appropriate archaeological investigation (including a written report) or recording. This information should be deposited at the County Record Office and be available to the general public.

41.1 – In accordance with national policy this policy sets a positive strategy for the conservation and enjoyment of the historic environment.

41.2 – Statutory protection for the historic environment is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979. The duties in this legislation will be applied, together with national policy and Policy 41 in determining planning and listed building applications.

41.3 – The quality of the historic environment and the presence of heritage assets contributes to the character, distinctiveness and cultural heritage value of Stafford Borough as well as supporting tourism, recreational and green infrastructure objectives. It supports tourism and recreation, such as visitors to the Grade II * listed Ancient High House in Stafford town centre and the Grade I Shugborough Hall with its landscaped estate, to providing attractive leisure walks and routes along the borough's network of historic canals, all of which are designated as linear Conservation Areas. It also provides a distinctive quality environment for everyday life, including quality spaces for shops and businesses, attractive high streets and parks, as well as the homes of many of the borough's residents.

41.4 – The borough is particularly rich in terms of its rural and agricultural heritage, including many surviving historic farmsteads and 'model farms' from the late 18th and early 19th centuries, and historic parkland and estates, such as at Shugborough, Trentham, Aqualate and Sandon.

41.5 – The Local Plan seeks to preserve, manage and enhance the borough's heritage; this includes specifically identified features as well as the wider historic environment. The unique legacy of the borough's historic environment should inspire excellence in design whilst retaining character and local distinctiveness, and contribute to the council's emphasis on the positive management of change. Known individual heritage assets are identified in the Staffordshire Historic Environment

Record, whilst a number of existing documents analyse particular aspects of the heritage significance of Stafford Borough. These include Staffordshire County Council's Historic Environment Character Assessments, Historic Character Assessments for Stafford and Stone within the Staffordshire Extensive Urban Survey and Conservation Area Appraisals produced by the borough council.

41.6 – Within Stafford Borough there are over 800 entries on the statutory list of buildings with special architectural or historic interest. These range from large country houses such as the Grade I Shugborough Hall to more modest items such as mile posts.

41.7 The majority of the listed buildings in the Borough are in good or reasonable repair, a number of buildings are in severe disrepair threatening loss of historic detail and fabric. These buildings, conservation areas and scheduled ancient monuments are included in the Historic England Heritage at Risk Register.

41.8 – The reuse of historic buildings and fabric is inherently sustainable, reducing energy expenditure in the manufacture or sourcing of new construction materials and making maximum use of existing embedded energy. Upgrading thermal performance or installing alternative energy sources can usually be accommodated within historic buildings, but the need to protect the significance of the heritage asset may mean that non-standard approaches will be required.

41.9 – There are 30 Conservation Areas within Stafford Borough designated due to their special architectural or historic interest whose character and appearance it is desirable to preserve or enhance.

41.10 – The character or appearance of Conservation Areas can be harmed by the introduction of incongruous layouts or forms of development, altering the characteristic pattern of spaces between buildings, or being out of scale with the surroundings. As with all developments the following matters of design are also relevant: height, bulk, shape, massing, proportions, vertical or horizontal emphasis, materials and colour.

41.11 – A register of historic parks and gardens is kept by Historic England. Currently four within Stafford Borough are on the statutory register: Shugborough (Grade I), Trentham Gardens (Grade II*), Sandon Park (Grade II) and the German Military Cemetery on Cannock Chase (Grade II*).

41.12 – Stafford Borough is rich in archaeological remains of many types and periods. This precious resource is finite and easily damaged or destroyed. Currently there are 43 archaeological sites afforded national statutory protection as Scheduled Ancient Monuments, but not all remains that merit protection are scheduled. The County Council Historic Environment Record (HER) records over 1,100 sites of national, regional and local importance within Stafford Borough and is constantly being updated.

41.13 – Where a proposal seeks to enhance the significance of heritage assets and their settings in accordance with paragraph B of the policy, or seeks to deliver other heritage benefits, this will be encouraged and may be secured by planning condition or planning obligation. Examples of such measures include:

- Repair, restoration or maintenance of a heritage asset(s) and their setting.
- Increased public access and improved signage to and from heritage assets.
- Interpretation panels/historical information and public open days.
- Production and implementation of up-to-date conservation management plans.
- Measures for investigation, preservation and display of archaeological remains and sites.
- Provision of local capacity for the storage of, and public access to, archives resulting from archaeological and/or historical investigation.
- Dissemination of historic environment information for members of the public, educational institutions and for research, including museum displays for popularisation of archaeological discoveries.
- Sustainability and energy efficiency improvements to historic buildings where they would not result in harm to the special historic and architectural interest of the building and its significance.
- Public realm improvements, for example, enhancement of historic squares and spaces, registered parks and gardens, historic pavement materials, street furniture, removal of street clutter and installation of sympathetic lighting.

41.14 – Heritage assets in the borough will be conserved and enhanced by:

- Identifying heritage assets that are considered to be at risk of irreversible harm or loss;
- Encouraging owners to maintain their heritage assets and providing them with relevant advice and guidance;
- Where necessary the council will use its statutory powers to serve Urgent Works Notices or Repairs Notices or Compulsory Purchase Orders to arrest the decay of its listed buildings;
- The use of Article 4 directions for conservation areas where the exercise of permitted development rights would undermine the aims for the historic environment.

41.15 – Historic England Historic Environment Good Practice Advice in Planning: 4 Proposals for enabling development (or any successor publication) will be applied in assessing proposals for enabling development under paragraph D of this policy.

POLICY 42. Flood risk

- A. New development should where possible be directed to areas of lowest risk, giving highest priority to Flood Zone 1.**
- B. Development proposals in areas at risk of flooding as identified on the latest Environment Agency flood risk maps and the council's Strategic Flood Risk Assessment (SFRA) will be permitted provided that:**
- 1. The vulnerability of the proposed use is appropriate for the level of flood risk on the site; and**
 - 2. The proposal passes the sequential and exception test (where required) as outlined in national policy and guidance.**
- C. Development proposals within Flood Zone 2 and Flood Zone 3 must be appropriately flood resilient and resistant, including providing for safe access and escape routes where required, and ensure that any residual risk can be safely managed. A sequential approach should be taken to locating development within the site, siting the most vulnerable parts of the development in the lowest flood risk areas.**
- D. With the exception of the provision of essential infrastructure that has to be there and has passed the exception test set out in national policy and water-compatible uses, 'undeveloped' Flood Zone 3b will be safeguarded for flood management purposes.**
- E. Developments proposed within Flood Zones 2, 3a and 3b should include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account with residential and commercial finished floor levels 600mm above the 1 in 100 year plus climate change flood level, or successor requirements.**

42.1 – The South Staffordshire Councils Strategic Flood Risk Assessment Level 1 (SFRA) (JBA Consulting, 2019) provides an assessment of flood risk within Stafford Borough.

42.2 – In line with national policy and the SFRA, this policy seeks to minimise flood risk in new development.

42.3 – Staffordshire County Council is the Lead Local Flood Authority and applicants for planning permission should have regard to its information for planners and developers including its consultation criteria and standing advice:
<https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-planners-and-developers.aspx>

42.4 – Requirements for the preparation of flood risk assessments to support planning applications are set out in national guidance <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment> and the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria.

42.5 – There are considerable links between flood risk management and climate change adaptation. Regard should be had to the council's Climate Change Adaption Strategy. Natural flood management will be encouraged to deal with the impacts of flooding and provide climate adaptation.

POLICY 43. Sustainable drainage

A. New development is required to incorporate sustainable drainage systems (SuDS) in line with national policy and guidance and which meet the requirements set out in national standards and the Staffordshire SuDS guidance. It is expected that:

- 1. Developments should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its sources as is possible.**
- 2. Permeable surfaces should be used to minimise runoff as far as practicable. Drainage techniques should be used to reduce pollution, flow rates, volumes and frequency of runoff. This is referred to as the SuDS 'Management Train'.**
- 3. SuDS design should take opportunities to provide multiple benefits, for example landscape enhancement, biodiversity, recreation, amenity, leisure and the enhancement of historical features;**
- 4. Planning applications for phased developments should be accompanied by a drainage strategy which takes a strategic approach to drainage provision across the entire site and incorporates adequate provision for SuDS within each phase;**
- 5. The SuDS management train will be used to prevent and control pollutants;**
- 6. SuDS should be designed so that they are easy to maintain and arrangements for carrying out and funding future maintenance can be secured; and**
- 7. Exceedance flows, both within and outside of the site, will be appropriately designed to minimise risks to both people and property.**

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- B. Where partial or completely pumped drainage systems are provided, the design flood level should be determined if the pumps were to fail, if the attenuation storage was full, and if a design storm occurred.**
 - C. An emergency overflow should be provided for piped and storage features above the predicted water level arising from a 100-year rainfall event, inclusive of climate change and the loss of permeable surfaces within urban areas creating increased runoff (referred to as ‘urban creep’).**
 - D. Within catchments identified in the SFRA as having a high number of sewer flooding incidents:**
 - 1. Developments of greenfield sites must ensure that there is no increase in surface water flows and volumes; and**
 - 2. Developments of brownfield sites must seek to reduce surface water flows and volumes.**

43.1 – Sustainable urban drainage systems (SuDS) should be implemented as part of all new development, in line with the Staffordshire SuDS Handbook and national guidance. This policy implements the recommendations of The South Staffordshire Councils Strategic Flood Risk Assessment Level 1 (SFRA) (JBA Consulting, 2019).

43.2 – The SuDS management train is explained in the Staffordshire SuDS Handbook and a short definition is provided in the glossary at Appendix 8.

43.3 – The catchments identified within the SFRA as having a high number of sewer flooding incidents are in relation to the River Penk (south Stafford).

POLICY 44. Landscapes

- A. Development shall conserve and enhance landscape and townscape character and their scenic and visual quality, avoiding significant adverse landscape or visual impacts.**
- B. Development proposals must be located and designed to respect scenic quality and maintain an area’s distinctive sense of place and reinforce local distinctiveness.**
- C. Proposals which would have landscape and visual effects should protect, avoid detrimental effects on and, where appropriate, enhance:**
 - 1. The elements of the landscape that contribute to the local distinctiveness of the area (including heritage assets, cultural character and biodiversity);**
 - 2. Surviving historic elements of the present-day landscape that contribute significantly to landscape character; and**

3. The locally distinctive pattern of landscape elements such as woodland, streams, hedgerows, trees and field boundaries.

D. Tranquil areas which have remained relatively undisturbed from noise and are recognised for their recreational and amenity value for this reason will be protected from developments which would adversely impact on their tranquillity.

44.1 – National policy states that planning policies should contribute to enhancing the local environment including by recognising the intrinsic character and beauty of the countryside. Stafford Borough’s rural landscape is central to the area’s identity and is a source of pride for residents.

44.2 – Landscape character is the distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. The elements that contribute to the landscape’s recognisable character can include, for example, land uses, habitats, trees and hedges. Landscape character is what makes a place unique and different.

44.3 - Townscape is the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces, including green spaces and the relationship between buildings and open spaces.

44.4 - In assessing the impact of development on landscape character regard should be had to Staffordshire County Council’s Landscape Character Assessment document, ‘Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011’.

44.5 – The council’s planning application validation criteria set out the categories of planning applications that will need to be supported by a Landscape and Visual Impact Assessment to demonstrate compliance with this policy.

POLICY 45. Cannock Chase Area of Outstanding Natural Beauty (AONB)

A. Great weight will be given to conserving and enhancing the landscape and scenic beauty of the Cannock Chase AONB. Development proposals that impact on the AONB must comply with national policy and shall:

- 1. Conserve and enhance the special landscape character, heritage and distinctiveness of the AONB; and**
- 2. Conserve and enhance important viewpoints to protect the context and safeguard views out of and into the AONB.**

B. Proposals for new development (including changes of use) which are within or likely to adversely affect the landscape and scenic beauty of Cannock

Chase AONB or its setting will only be allowed where the proposal will enhance visual, nature conservation and / or historic assets.

45.1 – This policy gives local effect to national policy and legislation on the protection of Areas of Outstanding Natural Beauty. Additional guidance is provided in the AONB Management Plan and by the Cannock Chase AONB Views and Setting Guidance (LUC, 2020). Cannock Chase AONB occupies a significant part of the south-east of the borough. It is important to note that development outside of the AONB but within its setting may impact on its landscape and scenic beauty.

POLICY 46. Green and blue infrastructure network

A. The existing green and blue infrastructure network in Stafford Borough will be protected, enhanced and extended. New development proposals shall, where appropriate to their nature and scale, contribute to, or enhance, the connected and functional network of habitat, open spaces and waterscapes by:

- 1. Creating and improving connectivity for people and nature by providing better links between urban and rural landscapes, enabling communities to make regular contact with the natural environment, by encouraging walking, cycling and horse-riding;**
- 2. Maximising opportunities for street tree planting, green roofs, green walls and green landscaping to assist urban cooling in a changing climate;**
- 3. Creating high quality open spaces that are robust and adaptable so that they remain fit for purpose and are accessible to all users;**
- 4. Providing clear arrangement for the long-term maintenance and management for the enhancement of the green and/or blue infrastructure assets;**
- 5. Avoiding conflict with the function(s) or characteristics of existing public open spaces and green and blue infrastructure; and**
- 6. Retaining existing public open space, green and blue infrastructure unless it is demonstrated that it is surplus to local requirements or the loss will be replaced by enhanced provision.**

B. The Strategic Green Infrastructure Network is identified on the policies map. Development proposals within and adjacent to the Strategic Green Infrastructure Network shall ensure:

- 1. The function and connectivity of green infrastructure network and assets are retained or replaced;**

- 2. New or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;**
 - 3. The scheme integrates into existing and proposed cycling, bridleway and walking routes by providing new connecting links where opportunities exist;**
 - 4. The protection and enhancement of biodiversity and ecological links.**
- C. Residential developments of 10 or more dwellings will be required to contribute towards extending the green network by providing onsite publicly accessible open space and/or contributions to offsite open space provision, together with contributions to ongoing maintenance, to meet a standard of 32m² of open space per person, comprised of:**
- 1. 20m² accessible natural green space per person; and**
 - 2. 8m² equipped play space per person; and**
 - 3. 4m² informal sport space per person**
- D. Play space should be provided as follows (definitions of the different types of play spaces are provided in Appendix 3):**
- 1. Developments of 10-50 homes: contribution to offsite play spaces unless no other facilities exist locally (within a 10-minute walk of the site) then on-site locally equipped play space;**
 - 2. Developments of 51 – 499 homes: on-site locally equipped play space;**
 - 3. Developments of 500-999 homes: on-site neighbourhood play space;**
 - 4. Developments of 1000 homes: on-site destination play space.**
- E. Accessible natural green space should be provided on site. Where it is demonstrated that a useable area of onsite accessible natural green space cannot be provided an offsite open space contribution calculated in accordance with Appendix 3 will be sought.**
- F. Developments will be required to contribute towards sport facilities necessary to mitigate demand, which will be calculated using the Sport England calculator, as follows:**

1. Residential developments with less than 1000 units shall contribute to improvements to the quality of existing playing pitches and ancillary facilities (see appendix 3).

2. All new residential developments over 1000 units shall contribute to new playing pitch provision on site as part of an integrated scheme.

46.1 – The green and blue infrastructure network (GBN) is a network of multi-functional green and blue (water-based) spaces capable of delivering a wide range of environmental and quality of life benefits for local communities. The Strategic Green Infrastructure Network is identified on the policies map and identifies GBN of particular importance at a strategic level.

46.2 – The GBN provides areas for recreation and education, habitats for wildlife and also provides environmental services such as flood defence and absorption of air pollution. The GBN makes an important contribution to health and wellbeing. It also provides the opportunity to adapt to and mitigate for climate change, for example helping with surface water flooding, reducing the urban heat island effect, and lowering the energy demands of buildings. It can also provide nature-based solutions to climate change adaptation.

46.3 – New developments should use the environmental features of sites as the foundation of their design. The council will work with its partners to plan and enhance strategic green infrastructure links between places and habitat across the borough. The impact of new development on green/blue infrastructure assets will be assessed as part of determining planning applications. This process will seek to retain green and blue assets in development proposal and the incorporation of new green infrastructure.

46.4 – Green infrastructure provision should support the aims and objectives of the Nature Recovery Network and the Local Nature Recovery Strategy and be in line with the mitigation hierarchy detailed in Policy 47.

46.5 – National policy states that plans should aim to create places that support healthy lifestyles including through the provision of safe and accessible green infrastructure (defined to include green and blue spaces) and sports facilities. A positive approach should be taken to the provision of open space.

46.6 – Policy 46, which should be read together with Appendix 3, supports these objectives by setting out the requirements for new development to contribute to improving and extending green and blue infrastructure.

46.7 – Specific requirements for on-site provision of natural green space and play spaces within new housing development are identified in the policy and set out in more detail in Appendix 3.

46.8 – Requirements for contributions and/or on-site provision of playing pitches will be calculated in accordance with the Sport England calculator available on the council's website and are informed by the latest Playing Pitch Strategy.

46.9 – The design of new onsite open spaces should accord with Policies 34 (Urban design), 36 (Landscaping design), and 43 (Sustainable drainage).

46.10 – Where a design and access statement is required, this shall be used to demonstrate that the requirements of part A of the policy have been met, including that opportunities for street trees, green roofs etc. have been maximised.

POLICY 47. Biodiversity

A. In accordance with national policy and legislation, planning permission will be refused for development that results in significant harm to biodiversity that cannot be avoided (by locating elsewhere), adequately mitigated, or (as last resort) compensated for.

B. Within the context of the mitigation hierarchy set out in paragraph A and subject to the specific requirements applicable to designated sites as detailed below, all development shall, unless it is in a category of development that is exempted by the Environment Act 2021 or regulation made thereunder from the requirement to deliver biodiversity net gain, achieve biodiversity net gain of at least 10% as defined in national policy, guidance and legislation, secured in perpetuity (at least 30 years) in accordance with the following requirements:

- 1. The latest DEFRA metric or agreed equivalent is used to quantify the baseline and post-development biodiversity value of the development site and off-site areas proposed for habitat creation;**
- 2. The assessment is undertaken by a suitably qualified and experienced ecologist and is submitted together with baseline and proposed habitat mapping with the application;**
- 3. A 30-year management plan is submitted with the application detailing how the post-development biodiversity values of the site and any supporting off-site mitigation will be achieved; and**
- 4. Any off-site habitat creation/restoration is located in accordance with Stafford Borough's Nature Recovery Network and Local Nature Recovery Strategy.**

C. Where development is approved which has potential to impact upon biodiversity, developers will be required to:

- 1. Minimise disturbance to and protect and enhance the site's ecological value (unless compensation is justified in accordance with the mitigation hierarchy);**
- 2. Put appropriate future management arrangements in place; and**
- 3. Design appropriate mitigation measures into the proposal.**

European Sites

D. Proposals that have a likely significant effect on European sites will be subject to an appropriate assessment in accordance with the Habitats Regulations. Where the assessment indicates that it is not possible to ascertain that the proposal, either on its own or in combination with other plans or projects, would have no adverse effect on the integrity of the site, development will only be permitted in exceptional circumstances where there are no alternative solutions, there is an imperative over-riding public interest and compensation measures are secured.

Sites of Special Scientific Interest

E. Development likely (either on its own or in combination with other development) to adversely affect a Site of Special Scientific Interest will not be permitted unless the benefits of the development clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

Sites of local importance

F. Development likely to have an adverse effect (either directly or indirectly) on a Local Nature Reserve, a Site of Biological Importance, a Biodiversity Alert Site, a Local Geological Site, or a natural watercourse, lake, reservoir, canal or groundwater area (including Water Framework Directive protected areas as listed in the Humber and Severn River Basin Management Plans) will only be permitted where:

- 1. It can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the special ecological / geological interest of the site; and**
- 2. It has been demonstrated, where development would result in significant harm, that it cannot be reasonably located on an alternative site that would result in less or no harm; and**
- 3. harm can be prevented, minimised, adequately mitigated or compensated for.**

47.1 – The planning system has an important part to play in meeting the UK’s national and international commitments for habitats and species. Local authority planning is the key mechanism for determining the location, scale and nature of development and ensuring biodiversity is integrated into planning policies. This policy is structured around and distinguishes between the hierarchy of international, national and locally designated sites. At the top of that hierarchy are European sites. ‘European sites’ are those that have the highest level of protection in the UK through legislation. These include Special Areas of Conservation (SAC), candidate Special Areas of Conservation (cSAC), Special Protection Areas (SPA), proposed Special Protection Areas (pSPA), European Offshore Marine Sites, and Ramsar sites. It should be noted that impacts on European Sites can occur at some distance away. Therefore, an assessment of impacts for European Sites outside the borough may be required for some developments.

47.2 – Within Stafford borough there are the following European sites:

- Cannock Chase SAC
- Chartley Moss (under the West Midlands Meres and Mosses SAC)
- Pasturefields Salt Marsh SAC
- Cop Mere (under Midland Meres and Mosses Phase II Ramsar designation)
- Aqualate Mere (under Midland Meres and Mosses Phase II Ramsar designation)

47.3 – The following European Site is on the edge of the Borough:

- Motte Meadows SAC

47.4 – The Environment Act 2021 amends the Town and Country Planning Act 1990 to make the grant of planning permission conditional on the achievement of 10% biodiversity net gain on the pre-development biodiversity value of the site. This gain is to be achieved on site, through registered offsite gains, or through the purchase of credits.

47.5 – Biodiversity gain is calculated using the DEFRA Biodiversity Metric. The Planning Practice Guidance provides a more detailed explanation of the biodiversity net gain calculation process. Biodiversity net gain will be secured by planning obligation or condition.

47.6 – The Stafford Borough Nature Recovery Network Mapping Report (Staffordshire Wildlife Trust, 2019) identifies key locations where habitats may be created or enhanced to contribute to nature’s recovery. This will be used with the biodiversity metric to assess the quality of existing habitats. It can also be used to identify areas for future improvements.

47.7 – As highlighted in policies 14 and 15, the Countryside Enhancement Areas planned in Stafford and Stone provide opportunities for off-site biodiversity gain to be

achieved in these areas as part of a strategic approach to maintaining and enhancing networks of habitats and green infrastructure.

POLICY 48. Cannock Chase Special Area of Conservation (SAC)

- A. To ensure the Cannock Chase SAC is not harmed, development that is deemed to have an impact as set out within the Planning Evidence Based Report (PEBR) produced by the SAC Partnership will not be permitted within 400m of the SAC.**
- B. To ensure the Cannock Chase SAC is not harmed, all development that leads to a net increase in dwellings within 15km of the SAC, as shown on the policies map, must take necessary steps to avoid or mitigate any adverse effects upon the SAC's integrity. This may include contributions to habitat management; access management and visitor infrastructure; publicity, education and awareness raising; provision of additional recreation space; and measures to encourage sustainable travel.**
- C. The effective avoidance and / or mitigation of any identified adverse effects must be demonstrated to the council as the Competent Authority, and secured by means of a suitable mechanism (e.g. legal agreement) prior to approval of the development.**

48.1 – This policy applies to Cannock Chase Special Area of Conservation.

48.2 – Stafford Borough Council has worked jointly with Staffordshire County Council, Cannock Chase District Council, Lichfield District Council and South Staffordshire District Council, Wolverhampton City Council and Walsall Metropolitan Borough Council to establish strategic approaches to mitigation for Cannock Chase SAC.

48.3 – The HRA outlines possible negative impacts on Cannock Chase SAC from the following sources:

- Water abstraction
- Nitrogen deposition
- Air quality
- Recreation

48.4 – A partnership was set up to carry out further work and establish suitable mitigation measures and implementation to address possible negative impacts. This work defines where mitigation measures should be considered around the Cannock Chase SAC. Further evidence-based studies are progressing to consider the implications of nitrogen deposition and ammonia on the SACs and Ramsars within and adjacent to Stafford Borough.

48.5 – Depending on the nature of a proposal, some planning applications may be required to provide information relating to the possible negative impacts highlighted above. Where there are likely significant effects identified for any European Sites, development will be refused unless adverse effects on integrity, alone or in combination can be ruled out at project level appropriate assessment. Stafford Borough Council has produced guidance to mitigate the impact of new residential development together with a Frequently Asked Questions document. This can be viewed on the council's website via the following link:

<https://www.staffordbc.gov.uk/cannock-chase-special-area-of-conservation-sac>

48.6 – The SAC Partnership has produced The Cannock Chase Special Area of Conservation (SAC) Strategic Management and Monitoring Measures / Detailed Implementation Plans. These plans set out a means to provide for recreational use in the future at Cannock Chase (across the AONB) without compromising the nature conservation, archaeological, geological and historic interest of the site of the site.

48.7 – The SAC Partnership has also produced a Planning Evidence Based Report (PEBR). This reviews the predicted impact of new residential developments in a defined area on the Cannock Chase SAC and apportions contributions for financing the mitigations measures per local authority within the SAC.

POLICY 49. Trees

- A. New developments shall retain, integrate and minimise the risk of harm to trees of value, hedgerows and woodlands which are protected and/or which contribute to the character and amenities of the area or to ecology.**
- B. Development will not be permitted that would directly or indirectly damage or restrict the longevity of ancient woodland, ancient or veteran trees or ancient or species-rich hedgerows unless there are wholly exceptional reasons and a suitable compensation strategy exists.**
- C. Where the benefits of the proposed development outweigh the harm resulting from the loss of trees and hedgerows, adequate replacement provision will be required, including an ongoing management plan.**
- D. New tree planting schemes should specify mixed native species and monoculture planting should be avoided.**

49.1 – Trees can be found in almost all ecosystems across the Borough of Stafford. Trees of value (in paragraph A of the policy) refers to category A and B trees as defined within BS 5837 “Trees in relation to design, demolition and construction”. Category A trees are trees of high quality and value capable of making a significant contribution to the area for 40 or more years. Category B trees are trees of moderate quality or value capable of making a significant contribution to the area for 20 or more years. In rural areas, woodland, orchards hedgerows and mature trees provide habitats for a range of species, ensuring the survival of local wildlife. Similarly, trees

in the urban area provide space for urban wildlife, ensuring that biodiversity levels in urban environments are somewhat maintained. Because trees are an important wildlife habitat, by protecting them, local wildlife is also protected.

49.2 – There are a number of issues associated with climate change that tree planting provides a solution to. For example, trees remove carbon from the earth's atmosphere, increasing air quality and reducing greenhouse gas levels. Furthermore, when planted in urban environments, trees increase urban cooling, preventing the formation of urban heat islands.

49.3 – This policy seeks to retain or ensure the replacement of existing trees, hedgerows and woodlands of value within the borough.

POLICY 50. Pollution

A. Development shall not cause or be affected by unacceptable harm to human health, living conditions, or the natural environment through air (including odour), water, noise or light pollution, vibration, insects or vermin, or land contamination or instability.

B. Proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.

50.1 – This policy gives local effect to national policy on ensuring that the effects of development on health, living conditions and the natural environment are acceptable. The policy should be read alongside Policy 32 which protects the residential amenity of existing and future occupiers.

50.2 – In applying this policy the 'agent of change principle' set out in national policy will be applied. This means that where the operation of an existing business (including farming businesses) or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the developer for the new development will be required to provide suitable mitigation before the development has been completed.

50.3 – Requirements for the preparation of land contamination assessments, noise and vibration assessments, and lighting assessments (in relation to external lights) to support planning applications are set out in the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria.

POLICY 51. Air quality

- A. Development shall not lead to a further deterioration of existing areas of poor air quality, cause the exceedance of limit values, or expose future residents or users of the development to unacceptable levels of air quality.**
- B. Development should make a positive contribution to air quality improvements where this is possible.**
- C. Where it is identified that a development proposal could be at risk from exposure to unacceptable levels of air pollution or could contribute to air pollution problems elsewhere, the following measures may be sought:**
- 1. Design measures such as altering the siting, orientation and/or massing of buildings to avoid trapping air pollution roadside by creating canyons; locating habitable accommodation away from busy roads; requiring habitable room windows which face onto a busy road with the potential for air quality problems to be non-openable and alternative means of ventilation to be provided; requiring the creation landscape buffers between air pollution sources and receptors; ensuring point sources of air pollution are suitably ventilated away from receptors.**
 - 2. Reduction measures such as the provision of new and additional on-site electric vehicle charging points and car club spaces; enhancements to bicycle infrastructure; enhanced walking routes, site travel plans; the planting of street trees.**

51.1 – This policy gives effect to national policy and guidance on the role of the planning system in addressing air quality problems.

51.2 – Air pollution limit values are set out in The Air Quality (Standards) Regulations 2010 or any updated or any replacement standards that may be brought into effect.

51.3 – Areas at risk of non-compliance with limit values can be identified by viewing the latest Stafford Borough Council Air Quality Annual Status Report.

51.4 – There are currently no Air Quality Management Areas (AQMA) designated in Stafford Borough and this policy seeks to ensure that the need to identify such areas is avoided. The impact of development on areas of poor air quality in neighbouring districts, including the Stoke on Trent AQMA, will need to be considered.

51.5 – Requirements for the preparation of air quality assessments to support planning applications are set out in the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria.

51.6 – Policy 48 considers the linked issue of nitrogen deposition impacts on Special Areas of Conservation.

Stafford



Connections policies

POLICY 52. Transport**A. Proposed development shall:**

- 1. Be located and designed to minimise the need to travel;**
- 2. Prioritise sustainable travel by providing and where appropriate facilitating the upgrade of convenient and safe connections to and infrastructure for walking (including wheelchair users, mobility scooters and pushchairs), cycling and the use of public transport;**
- 3 Consider the impact of development on the wider transport network and contribute to meeting the wider strategic transport infrastructure needs generated by the impact of development in the area;**
- 4. Mitigate the environmental impacts of transport, including impacts on air quality, noise pollution and landscape character;**
- 5. Protect, and where possible enhance, public rights of way and access;**
- 6. Provide safe and suitable access for all potential users;**
- 7. Not cause unacceptable highway safety issues; and**
- 8. Avoid severe residual cumulative impacts on the road network.**

B. Points of access and on-site layouts should be designed in accordance with Manual for Streets to prioritise walking and cycling.

52.1 – This policy gives local effect to national planning policy. Not all paragraphs of this policy will be applicable to every type of development. For example, much of the policy will not usually apply to householder developments.

52.2 – Connections to and upgrades to the walking and cycling network should where possible contribute to implementation of the Staffordshire Local Walking and Cycling Infrastructure Plan.

52.3 – Development proposals should have regard to the Staffordshire Local Transport Plan and the Stafford Borough Integrated Transport Strategy and any subsequent revisions to these documents.

52.4 – Planning applications for developments that generate significant amounts of transport movement will, in accordance with national policy and guidance, be required to be supported by a travel plan and transport statement / assessment. Further detail is provided in the Stafford Borough Council Development Management Planning Application Validation Guidance and Local Validation Criteria.

52.5 – The Staffordshire Climate Change Adaptation & Mitigation Baseline Report (AECOM, 2020) highlights that road transport is the biggest source of greenhouse gas emissions in Stafford Borough, accounting for 43% of the borough’s emissions. This emphasises the need to decarbonise transport by increasing active travel and public transport use and moving to low or zero emission vehicles.

52.6 – On site layouts should consider street naming and numbering, including where later phases of development are proposed.

POLICY 53. Parking standards

A. Car and bicycle parking shall be provided in accordance with the standards set out in Appendix 4.

B. Levels of car (but not bicycle) parking provision below the levels set out in the standards in Appendix 4 will be accepted where this is clearly justified having regard to:

- 1. The quality of the site’s accessibility by walking, cycling and public transport; and/or**
- 2. The measures both on-site and off-site that are proposed to improve accessibility by non-car modes; and/or**
- 3. The content of a travel plan, in particular the targets, measures and the parking management regime; and/or**
- 4. The predicted traffic generation; and/or**
- 5. The ability of a mixed-use development to share parking spaces due to operational arrangements of the different land uses; and/or**
- 6. The scope for the development to use existing and conveniently available public car parking supply in off-peak periods.**

53.1 – Parking standards are set in accordance with national planning policy and reflect also the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

53.2 – The parking standards seek to support government policy including that contained in the Transport Decarbonisation Plan (2021) by requiring adequate cycle parking.

53.3 – On 15 June 2022 changes were made to the Building Regulations Part S to require the installation of electric vehicle charging points in new residential and non-residential buildings and on major renovations. Details of the requirements can be found here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1057375/AD_S.pdf .

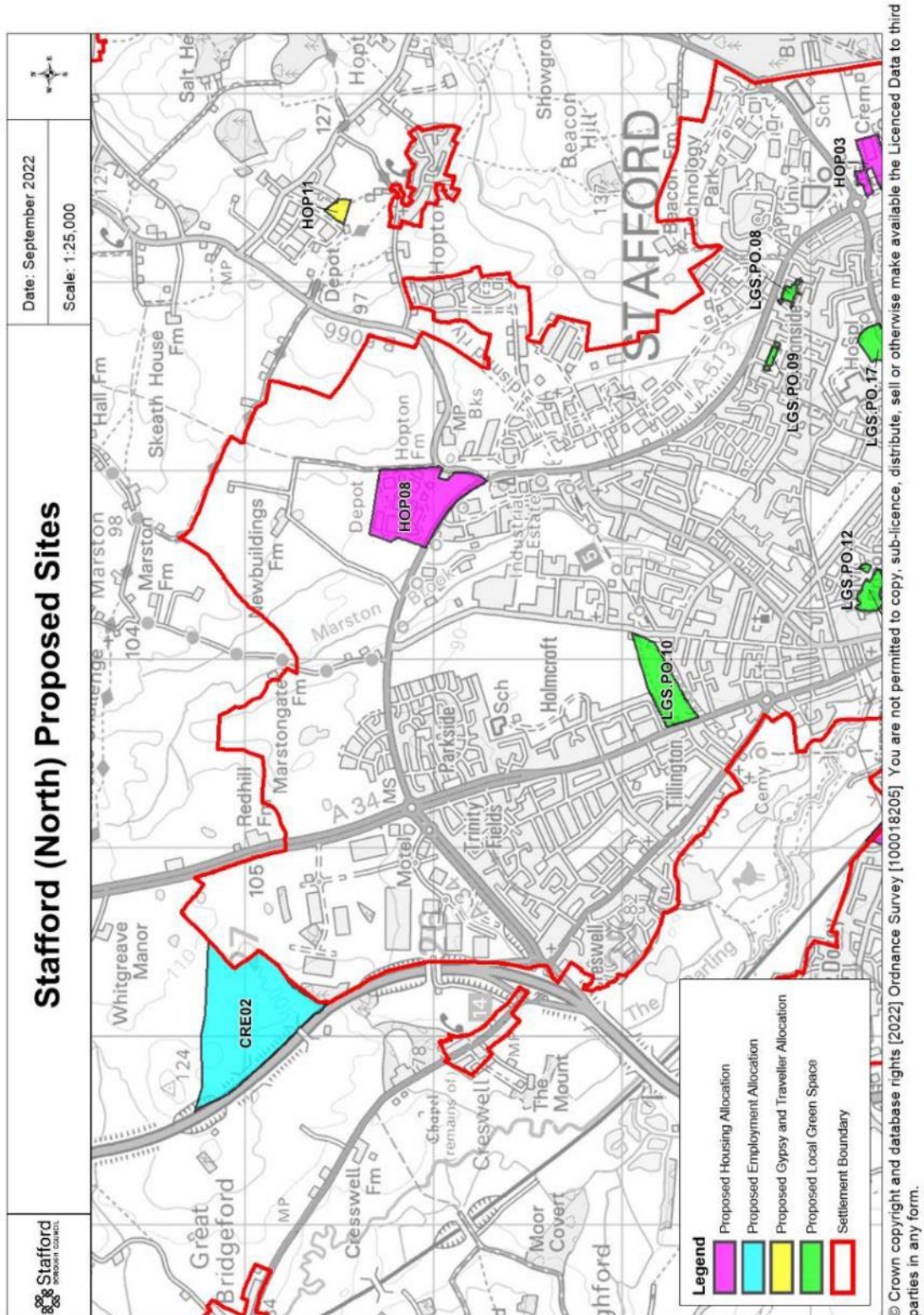
Appendices

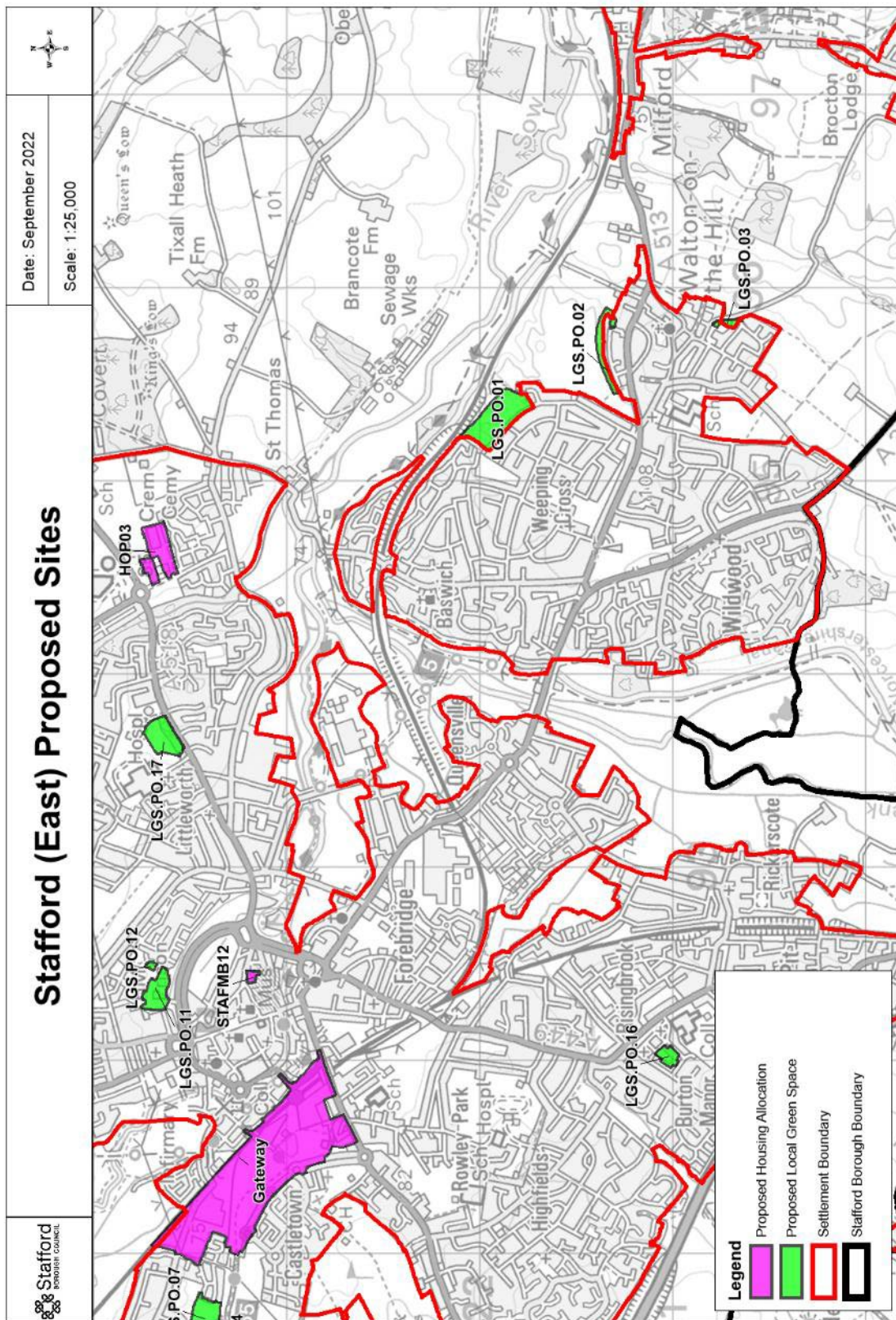
Appendix 1: Monitoring framework

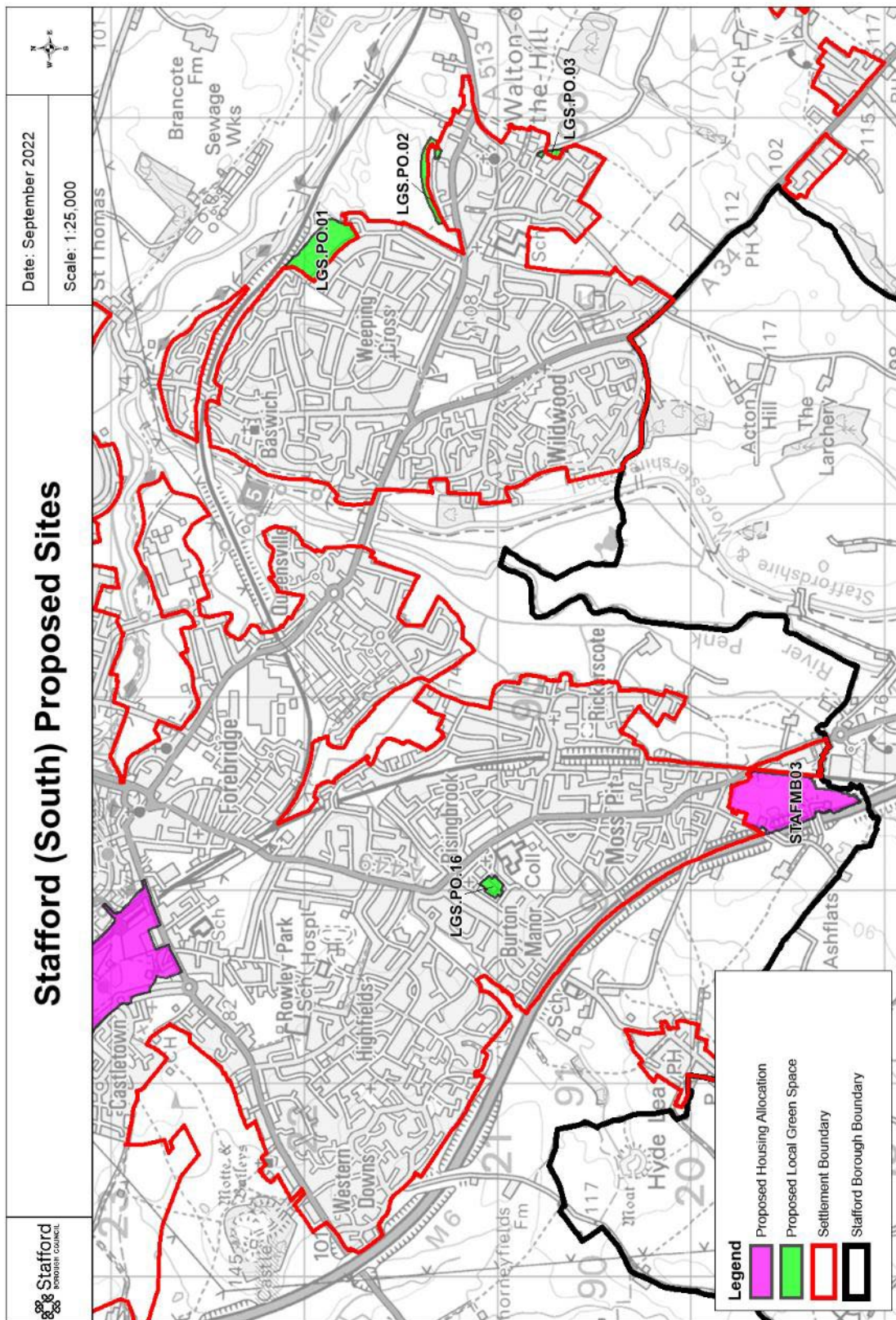
Monitoring indicator	Relevant policy	Data source	Where reported
Housing delivery	1	SBC monitoring site visits/ information from developers	Authority Monitoring Report (annual) Land for New Homes report (annual)
Employment land delivery	1	SBC monitoring site visits/ information from developers	Authority Monitoring Report (annual)
Housing delivery by settlement	1	SBC monitoring site visits/ information from developers	Authority Monitoring Report (annual)
Delivery of site allocations	1, 7, 9, 10, 11, 12	SBC monitoring site visits/ information from developers	Authority Monitoring Report (annual)
Development of main town centre uses	19	SBC monitoring site visits/ information from developers	Authority Monitoring Report (annual)
New dwelling size mix	24, 31	SBC monitoring site visits/ information from developers	Authority Monitoring Report (annual)
Affordable housing delivery	23	SBC monitoring site visits/ information from developers and Registered Providers	Authority Monitoring Report (annual)
Self and custom-build housing	31	SBC monitoring, information from those on self-build register	Self-build register Authority Monitoring Report
Gypsy and traveller accommodation	30	SBC monitoring site visits	Authority Monitoring Report (annual)
Loss of employment land to other uses	16	Planning application records, SBC monitoring site visits	Authority Monitoring Report (annual)

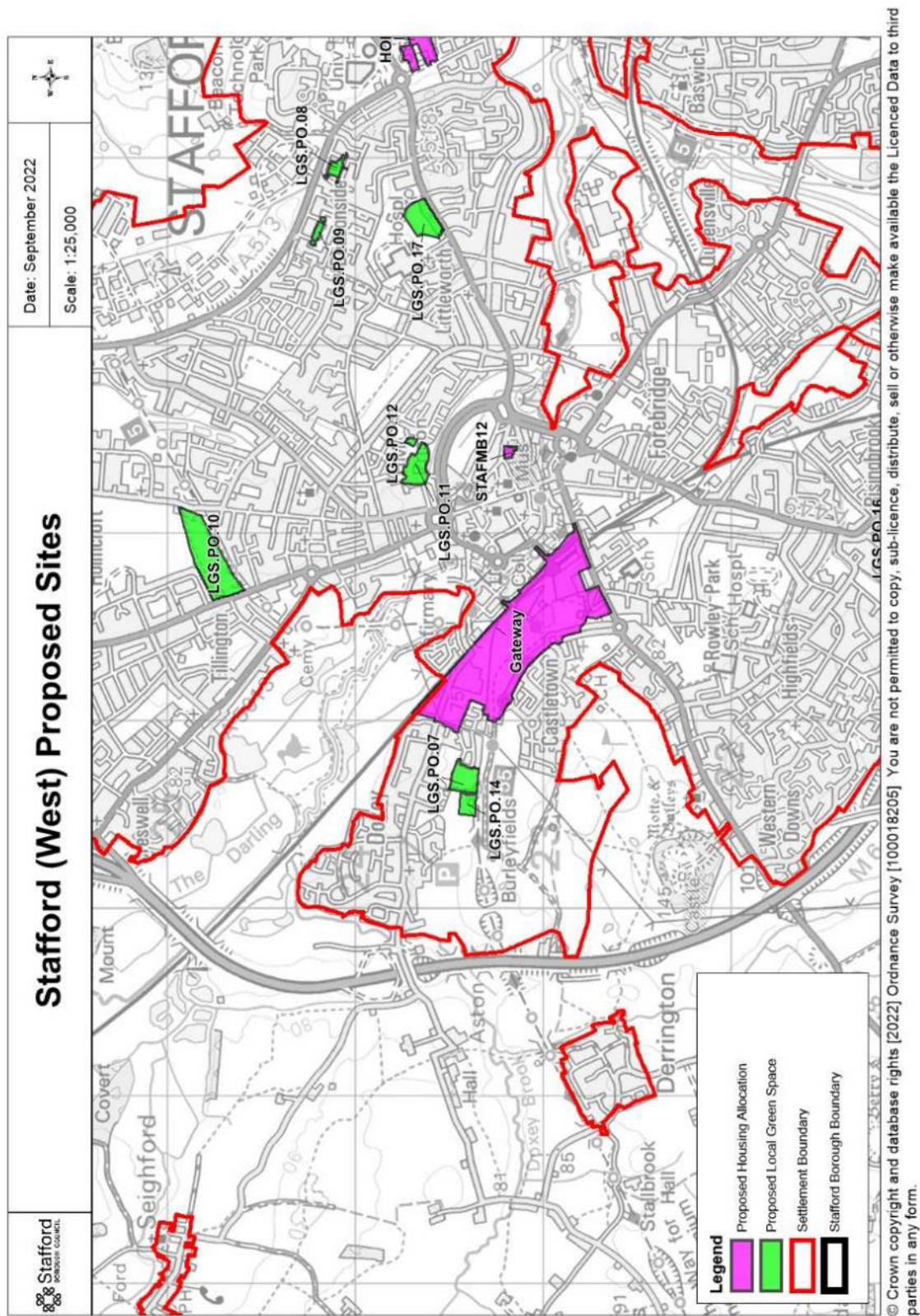
Appendix 2: Other site allocations

Stafford Town









Site ID: STAFMB03

Site Name: Land at Ashflats

Settlement: Stafford

Site Area (ha): 12.76

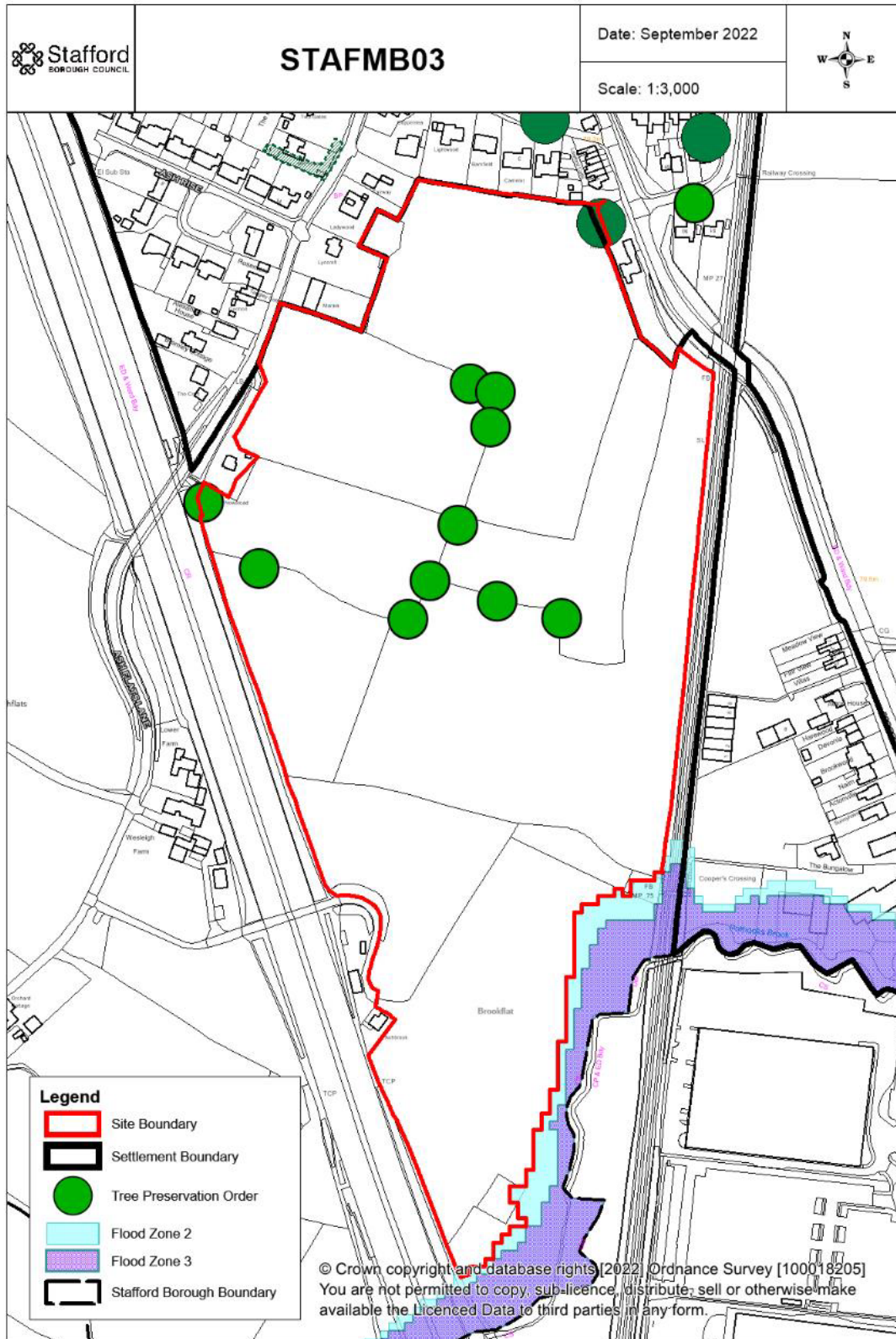
Land Use: Housing

Potential Yield: 268 dwellings

Essential Site-Specific Requirements:

- Contributions to a bus service would be required.
- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Create area of habitat to allow for continued habitat connectivity.
- Retain woodland, in-field trees and hedgerows.
- Retain views east to Cannock Chase.
- Provide landscape buffers to east and west to mitigate against M6 and rail line.
- Focus development to north adjacent to existing settlement.

Proposed Access: Access to be provided by demolition of Lawford House (would need to provide evidence of ownership), potentially by a priority junction.



Site ID: STAFMB12

Site Name: Stafford Police Station

Settlement: Stafford

Site Area (ha): 0.31

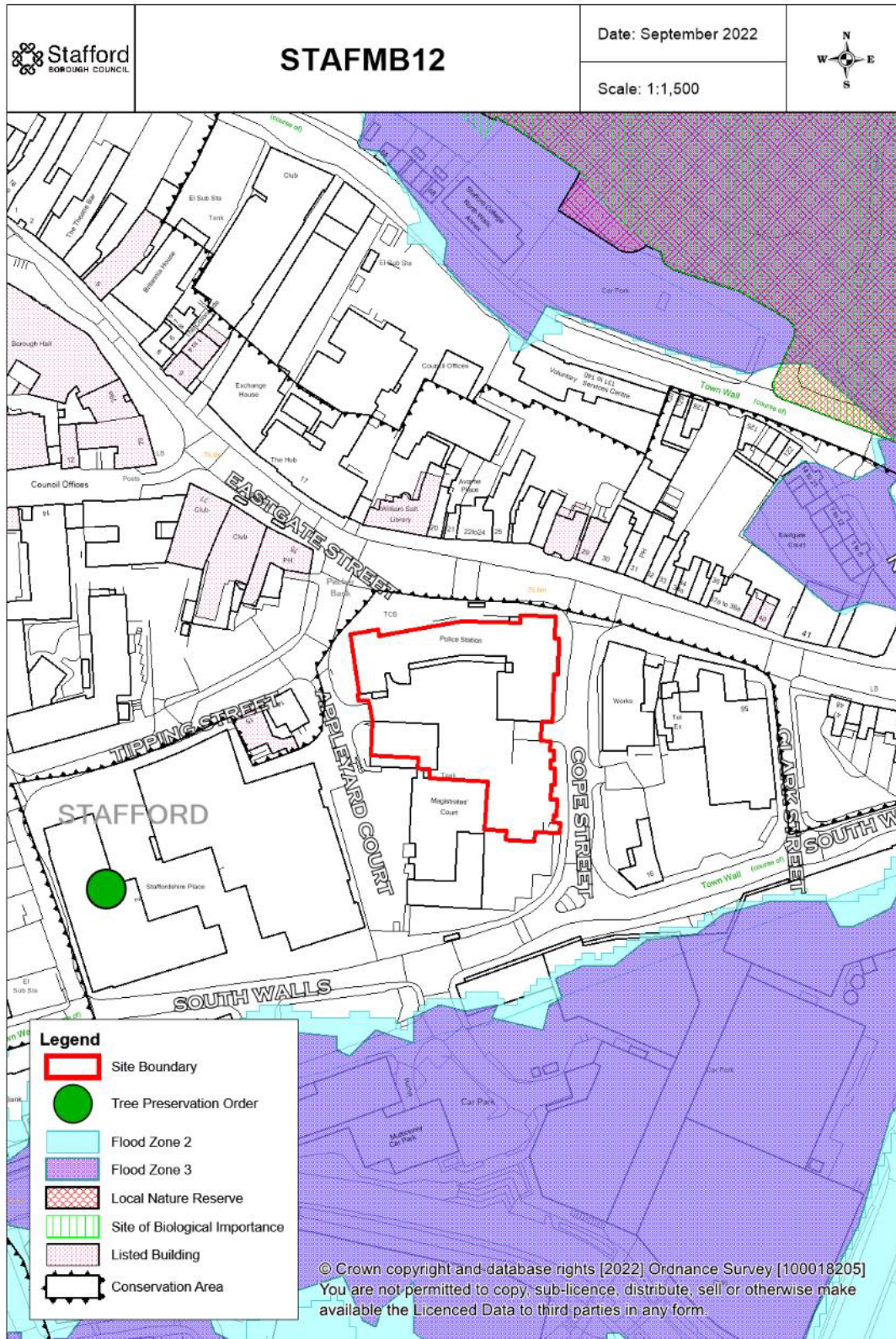
Land Use: Housing

Potential Yield: 13 dwellings

Essential Site-Specific Requirements:

- Detailed archaeological assessments, supported by fieldwork, should be undertaken at an early stage to inform the design process, as archaeological remains are likely to be present.
- Care needs to be taken to protect the character of the Conservation Area (CA) and the setting of the Listed Buildings within the CA.
- Building should be surveyed to check for potential bat roost.

Proposed Access: Accessible from Cope Street, potentially using previous access point.



Site ID: HOP03

Site Name: Former Staffordshire University Campus

Settlement: Stafford

Site Area (ha): 3.43

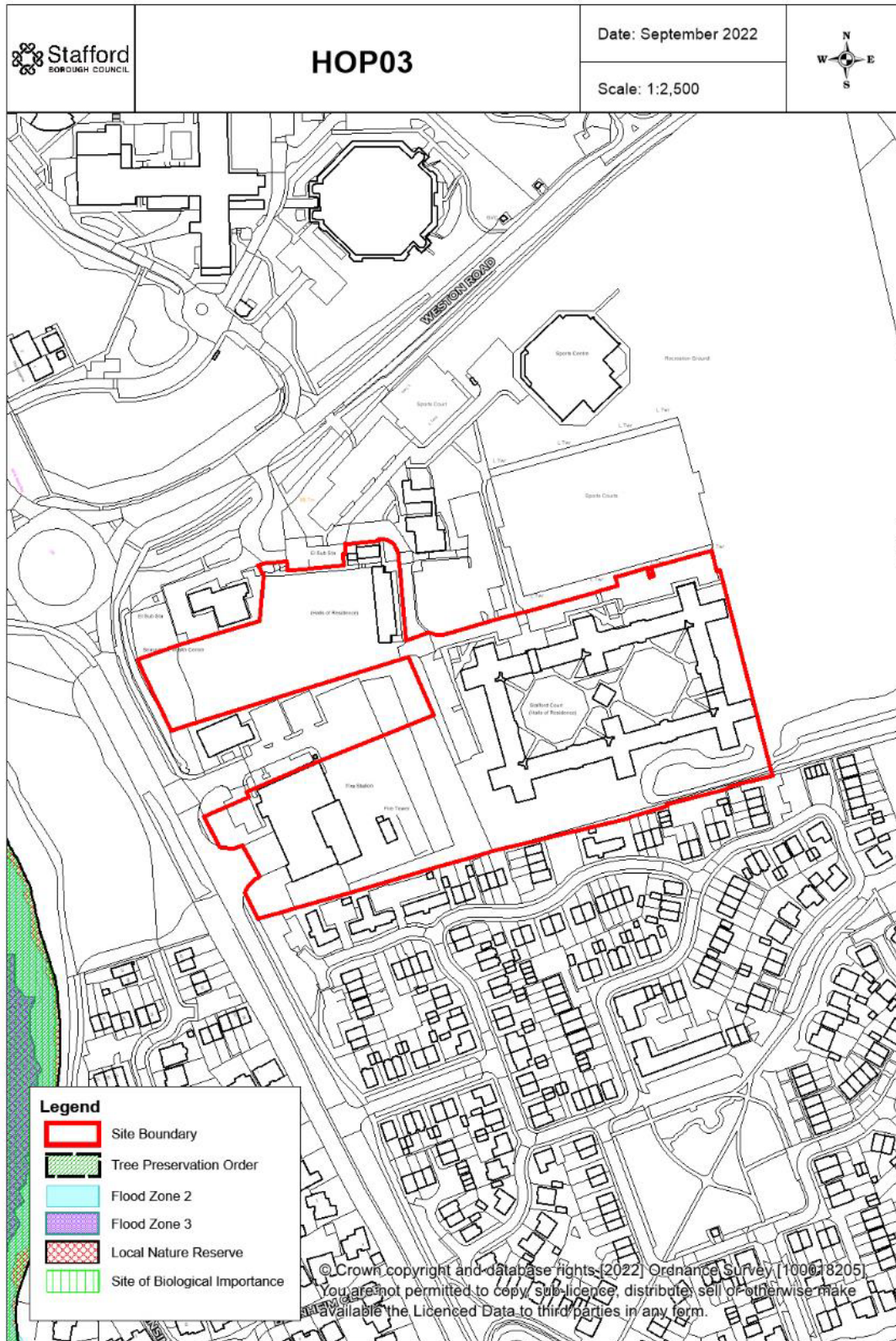
Land Use: Housing

Potential Yield: 98 dwellings

Essential Site-Specific Requirements:

- Potential contribution towards maintaining existing bus service.
- Impact on surrounding road network will need investigating.
- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Retain woodlands and established trees.
- Buildings should be surveyed to check for potential bat roost.
- Retain existing level of green space on site and incorporate sensitive habitats and species rich grassland creation/enhancement into any design schemes.
- Ensure attractive frontages are provided to the adjacent roads.
- Education capacity constraint will need investigating and resolving.

Proposed Access: Utilise existing access points but these will require improvements.



Site ID: HOP08

Site Name: MOD 4 Site

Settlement: Stafford

Site Area (ha): 16.1

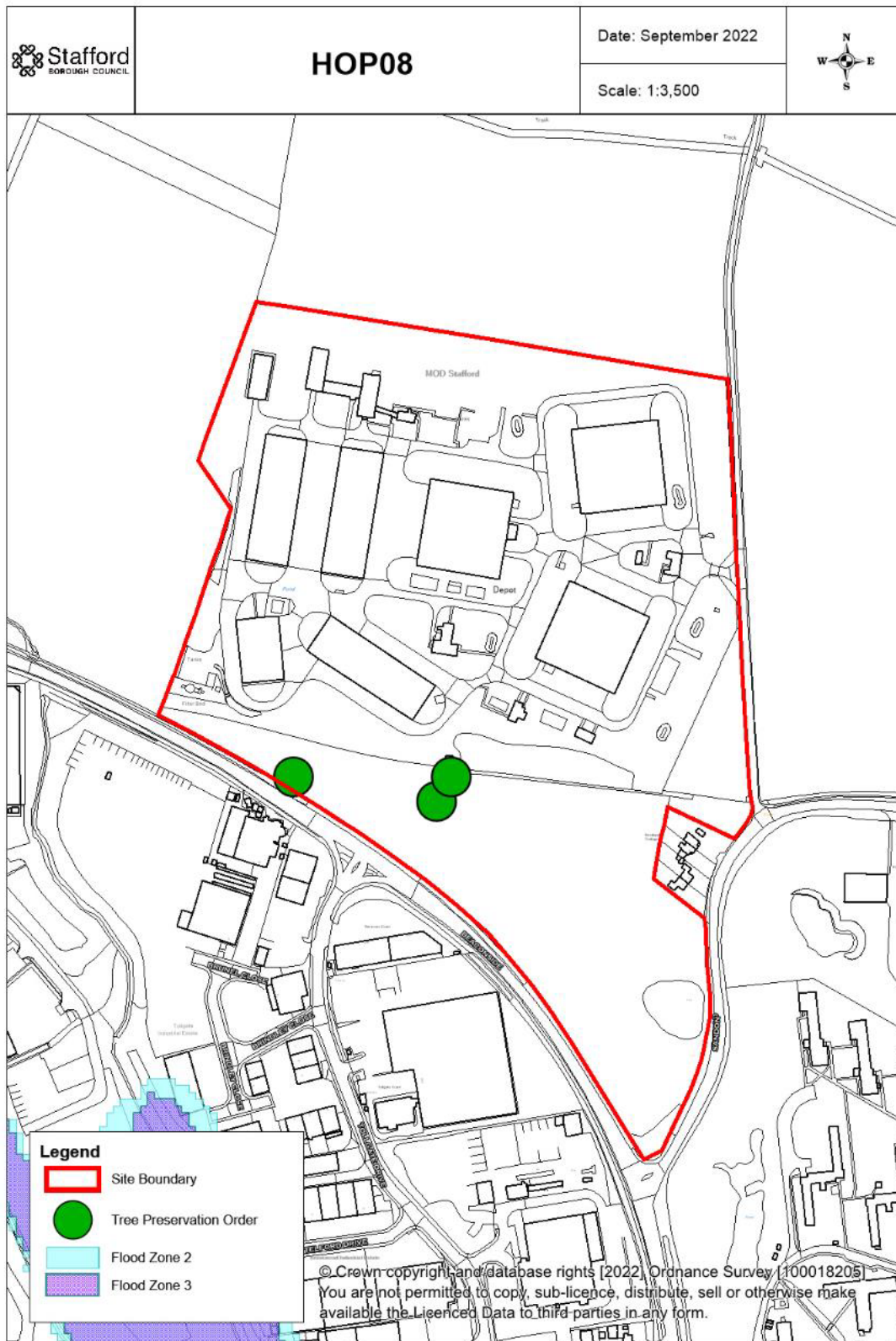
Land Use: Housing

Potential Yield: 396 dwellings

Essential Site-Specific Requirements:

- Bus provision will be required, potentially linking with the committed site to the north.
- A programme of historic building appraisal and recording of the military buildings on the site will be required to identify and document any building or structures relating to the earlier phases of RAF Stafford prior to their removal.
- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Retain scrub, hedgerows, woodlands and trees.
- Buildings should be surveyed to check for potential bat roost.
- Incorporate species rich grassland creation/enhancement into any design schemes.
- Landscaped edges/buffers should be provided to the north, east and west to enclose sites.
- Provide an attractive frontage to Public Right of Way to the east.
- Education capacity constraint will need investigating and resolving.

Proposed Access: Access from Beaconside and a realignment of Sandon Road.



Site ID: CRE02

Site Name: Land to the north of Redhill

Settlement: Stafford

Site Area (ha): 31.15

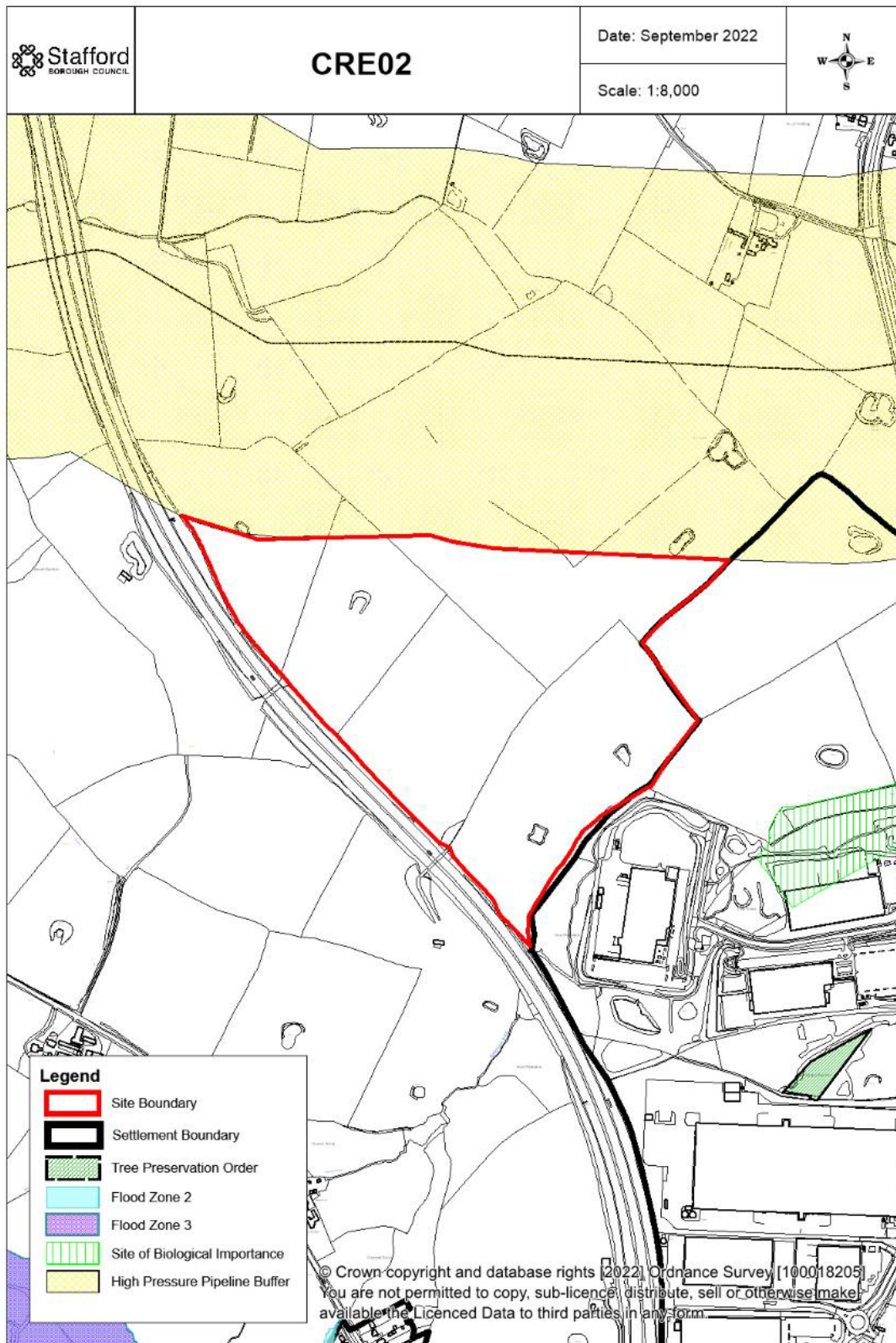
Land Use: Employment

Potential Yield: N/A

Essential Site-Specific Requirements:

- Incorporate species rich grassland creation and / or enhancement into any design schemes.
- Retain in-field trees, hedgerows and areas of scrub.
- Retain pond and areas of open water, if necessary, seek to restore their ecological quality. Ensure they are effectively protected and that no run-offs or pollutants are allowed to enter and degrade the habitat or water quality. If possible, seek to enhance habitats.
- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Adjacent habitats to the site need full assessment, with any required mitigation as a result.
- Set development back from higher land such as the hill in the northwest.
- Ensure development relates well to the overall design of the area.
- Traffic impact to be assessed on A34 corridor and related roundabouts, and impact on link road to M6 Jn14.

Proposed Access: Access to be provided via adjacent employment site.



Site ID: LGS.PO.01

Site Name: Land off Falmouth Avenue

Settlement: Stafford

Site Area (ha): 5.343

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.02

Site Name: Coppice and Playground at Bluebell Hollow

Settlement: Stafford

Site Area (ha): 0.8198

Land Use: Local Green Space

Potential Yield: N/A



Stafford - LGS

(0.8198 Ha) Date: September 2019



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Site ID: LGS.PO.03

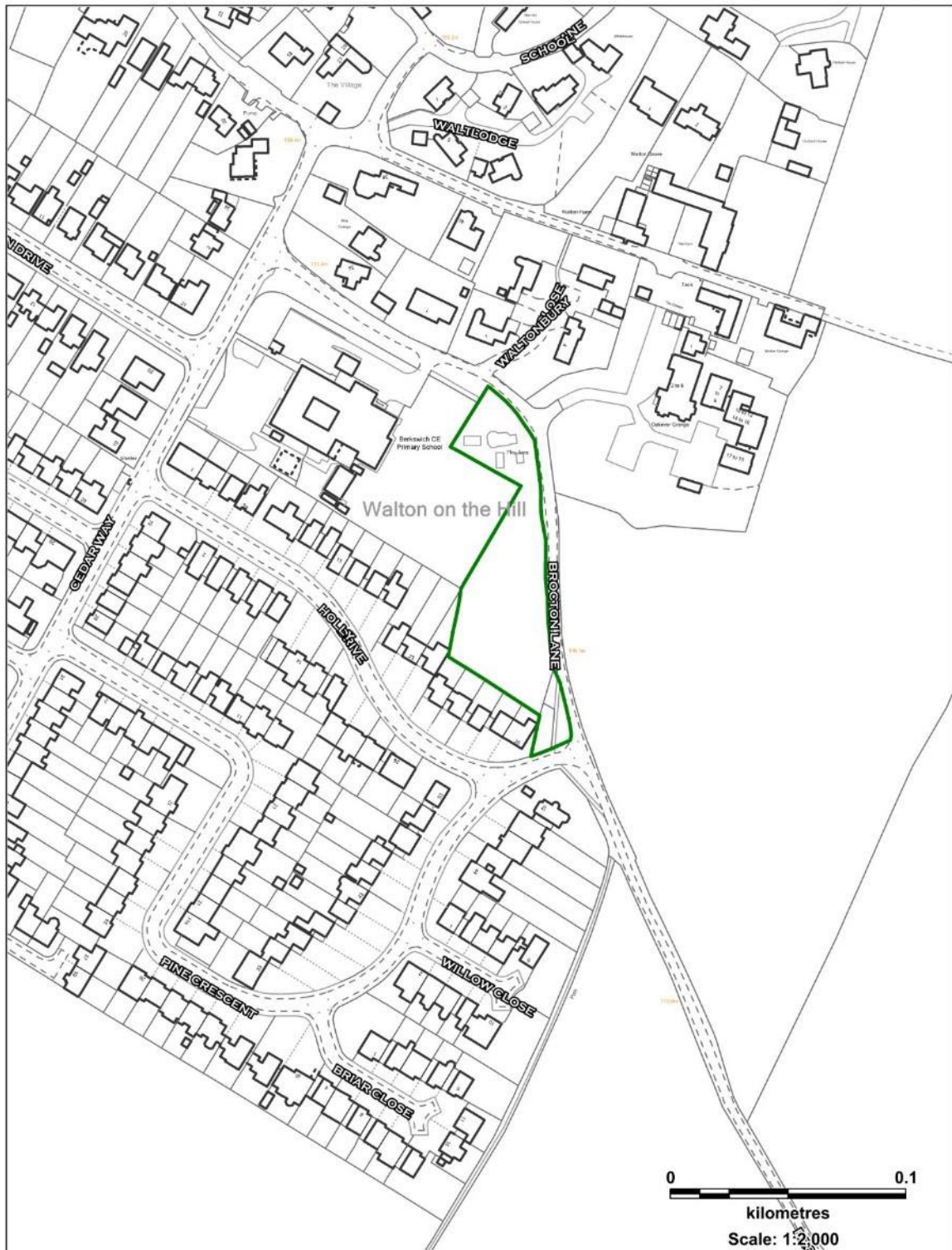
Site Name: Holly Bush Field and Coppice

Settlement: Stafford

Site Area (ha): 0.3837

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.07

Site Name: Playing field at Doxey

Settlement: Stafford

Site Area (ha): 1.948

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.08

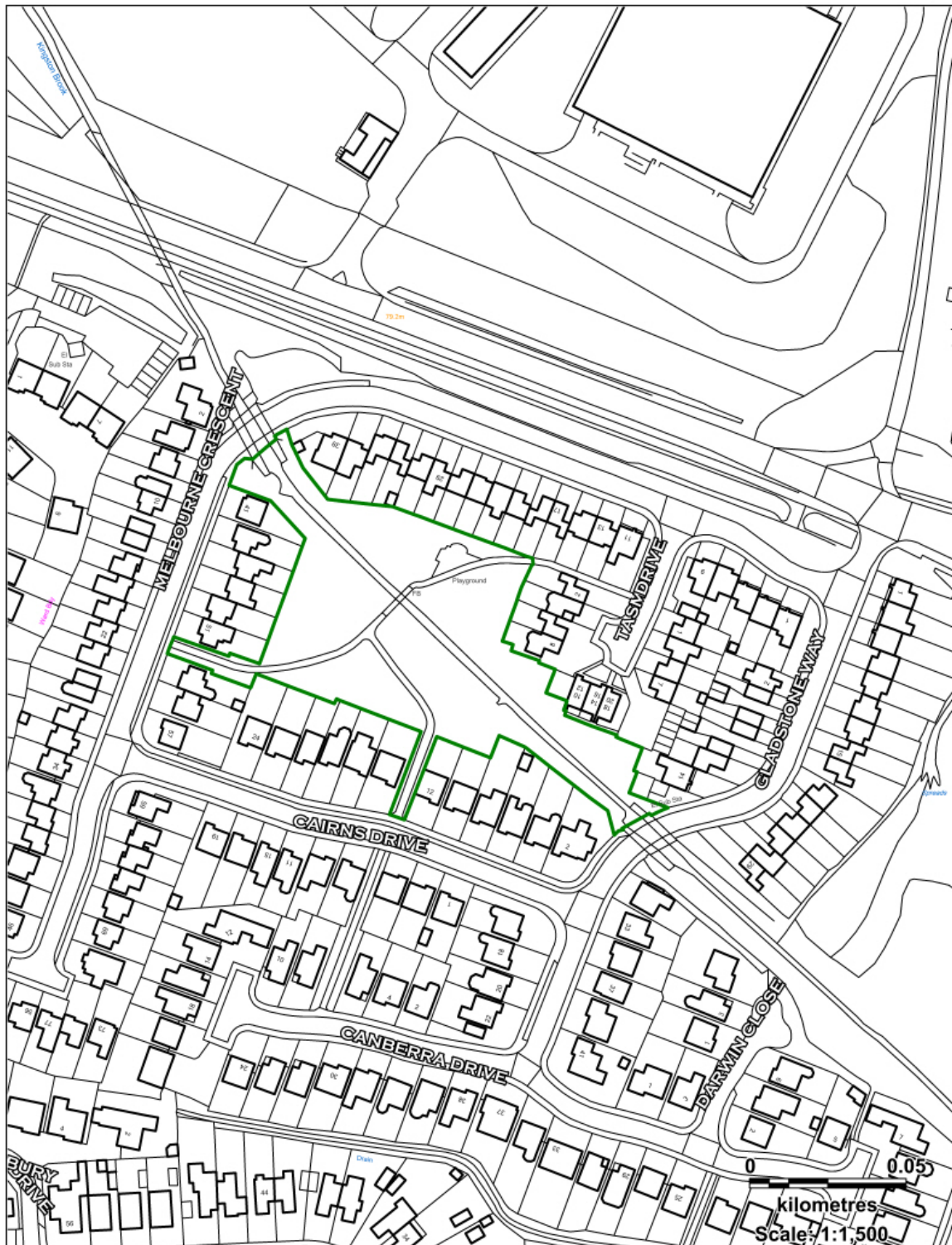
Site Name: Play area at Melbourne Crescent

Settlement: Stafford

Site Area (ha): 0.652

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.09

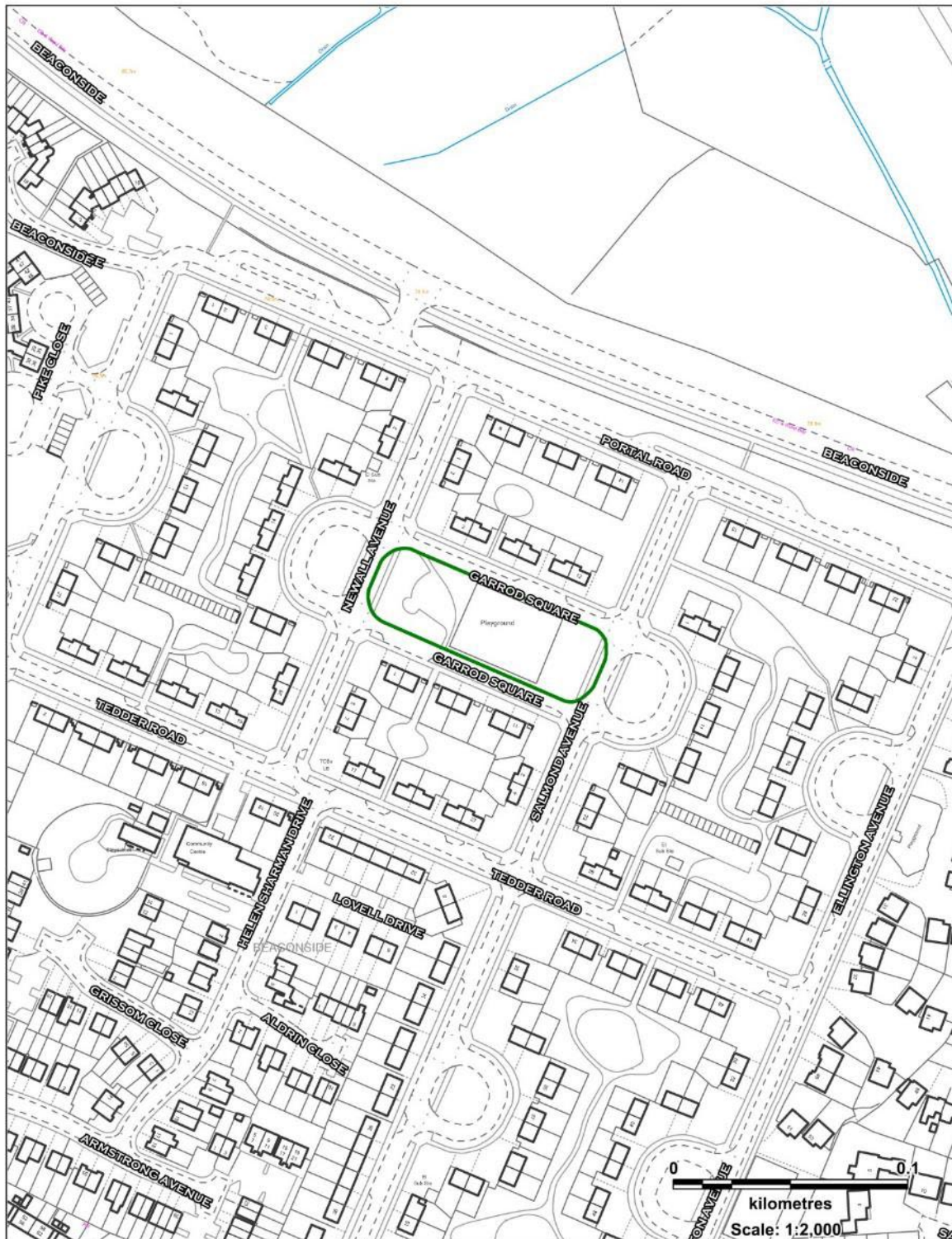
Site Name: Play park at Garrod Square

Settlement: Stafford

Site Area (ha): 0.3308

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.10

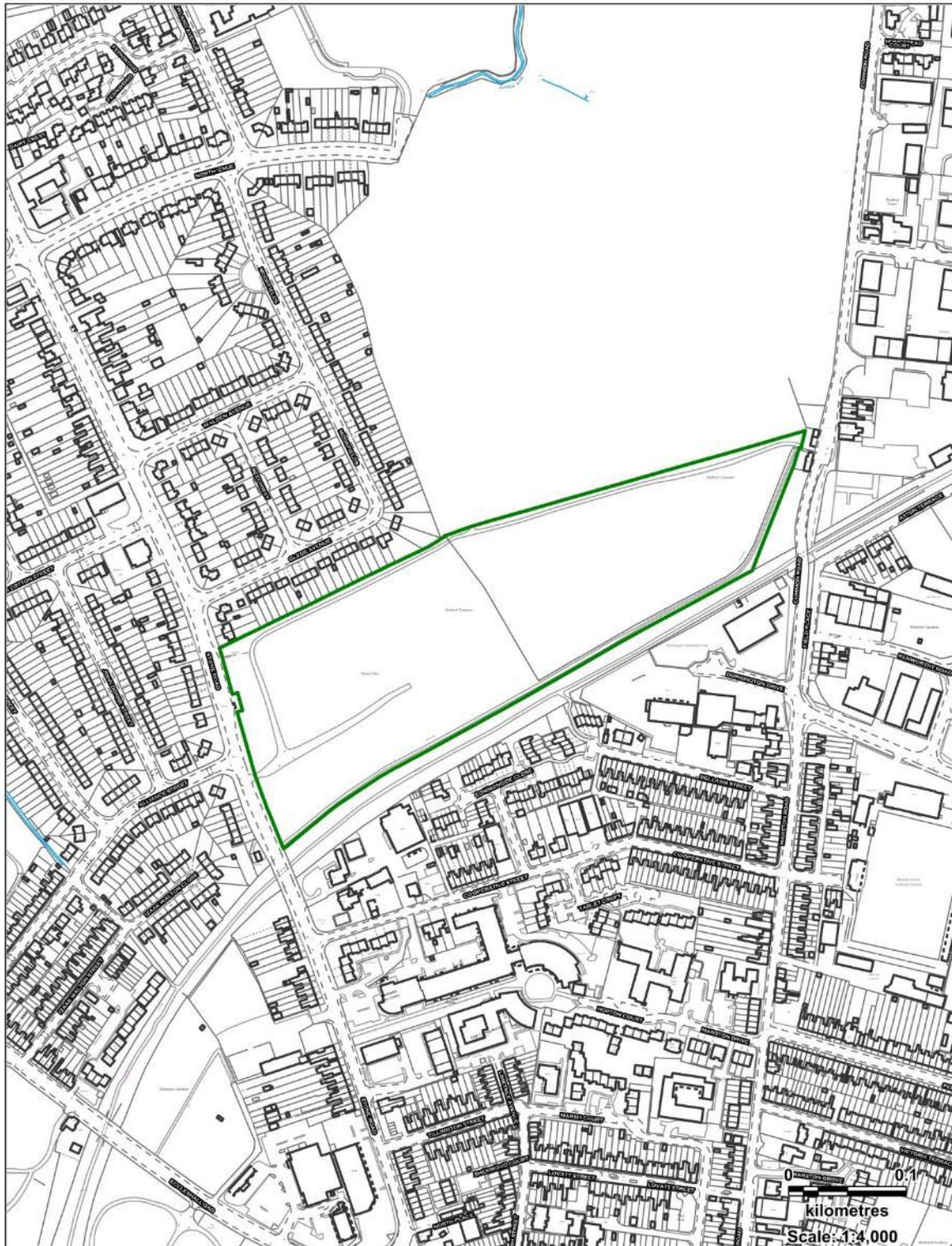
Site Name: Land south of Stafford Common

Settlement: Stafford

Site Area (ha): 6.855

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.11

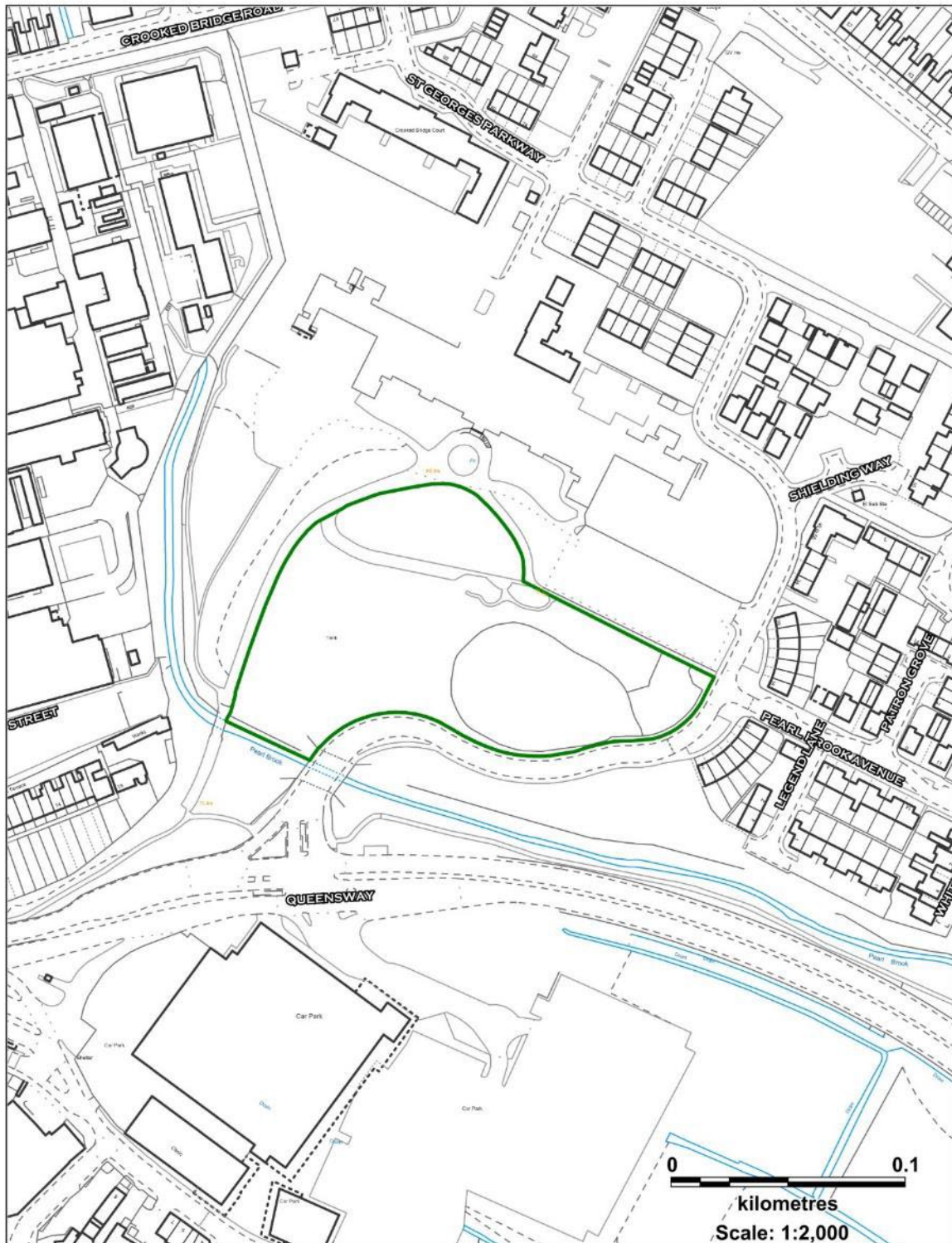
Site Name: Playing park and field at St. George's Mansions

Settlement: Stafford

Site Area (ha): 1.425

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.12

Site Name: Land at St. George's Mansions

Settlement: Stafford

Site Area (ha): 0.1892

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.14

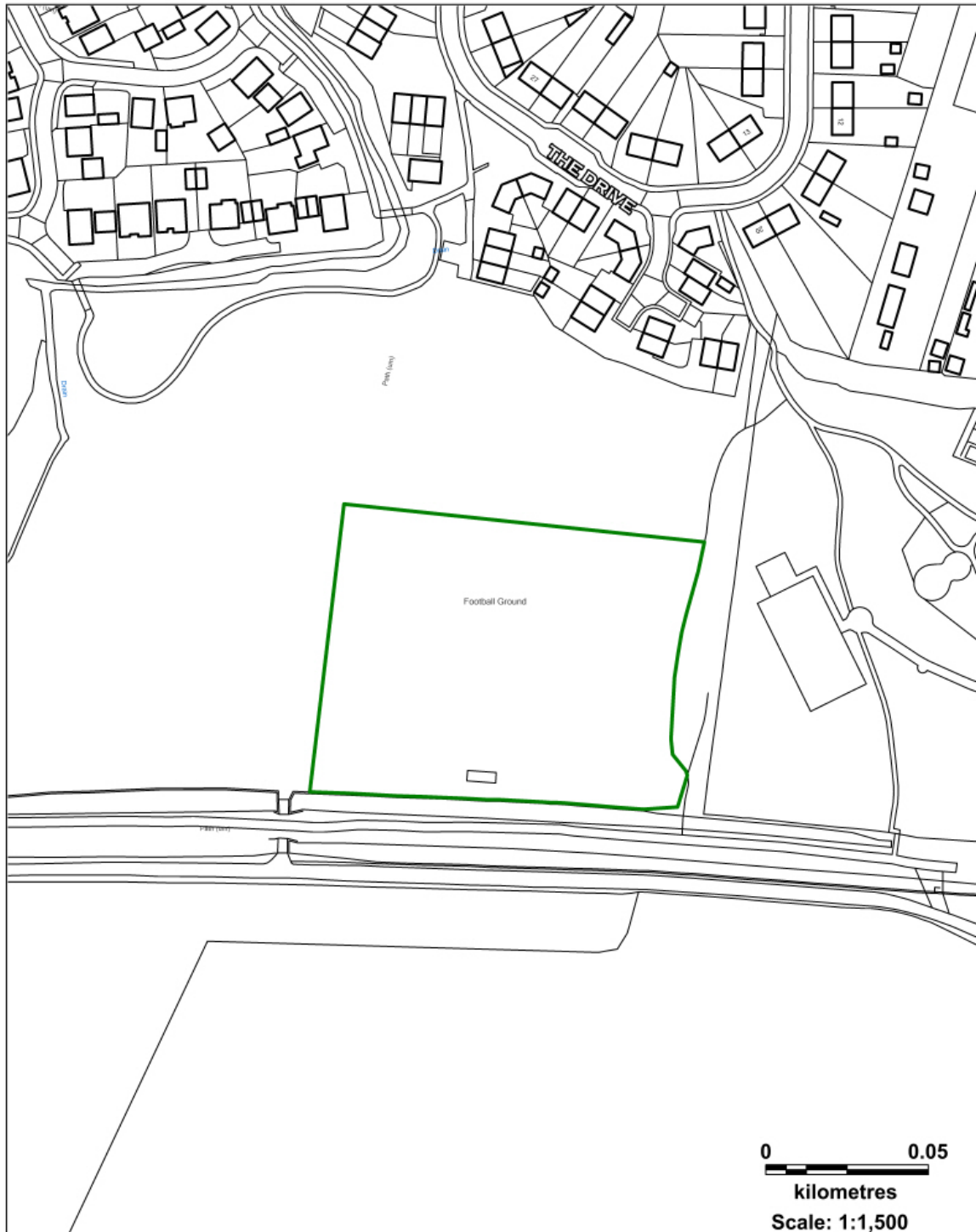
Site Name: Land known as “football ground” at Doxey

Settlement: Stafford

Site Area (ha): 0.9405

Land Use: Local Green Space

Potential Yield: N/A



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Site ID: LGS.PO.16

Site Name: Land at Merrey Road

Settlement: Stafford

Site Area (ha): 0.8563

Land Use: Local Green Space

Potential Yield: N/A



Stafford - LGS

(0.86 Ha) Date: June 2022



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Site ID: LGS.PO.17

Site Name: Land south of County Hospital

Settlement: Stafford

Site Area (ha): 2.655

Land Use: Local Green Space

Potential Yield: N/A



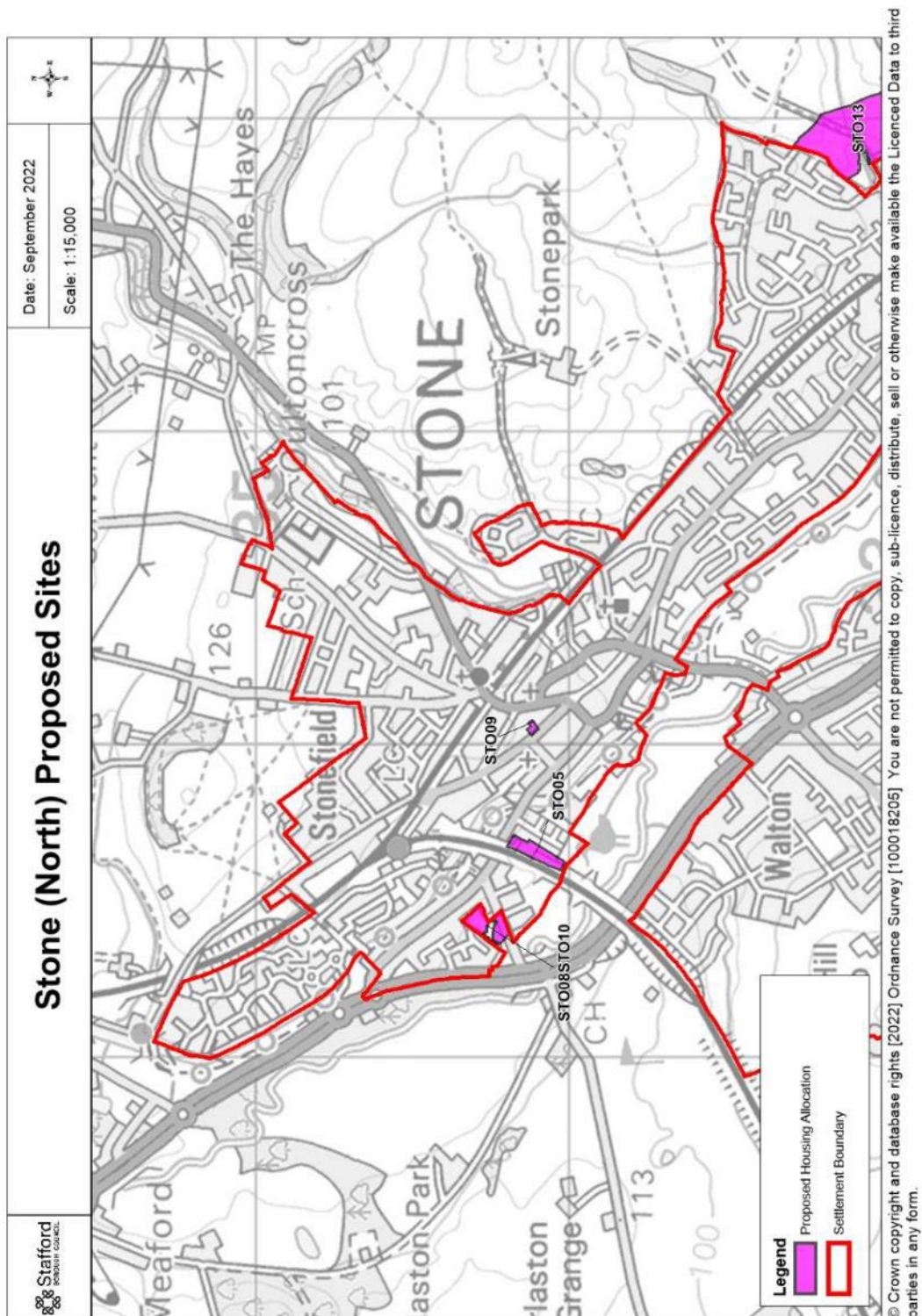
Stafford - LGS

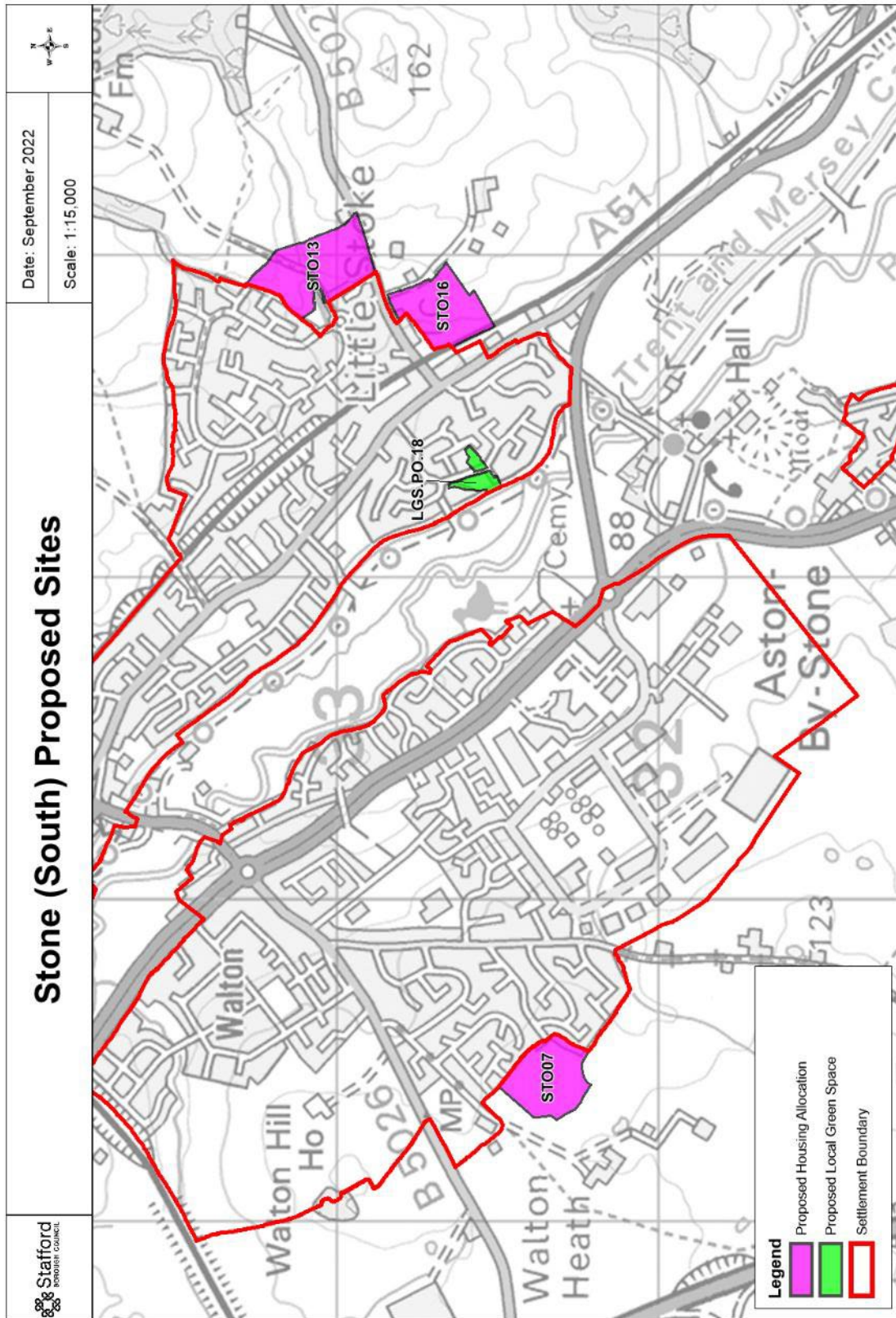
(2.65 Ha) Date: June 2022



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Stone





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Site ID: STO05

Site Name: SCC Depot, Newcastle Road

Settlement: Stone

Site Area (ha): 0.74

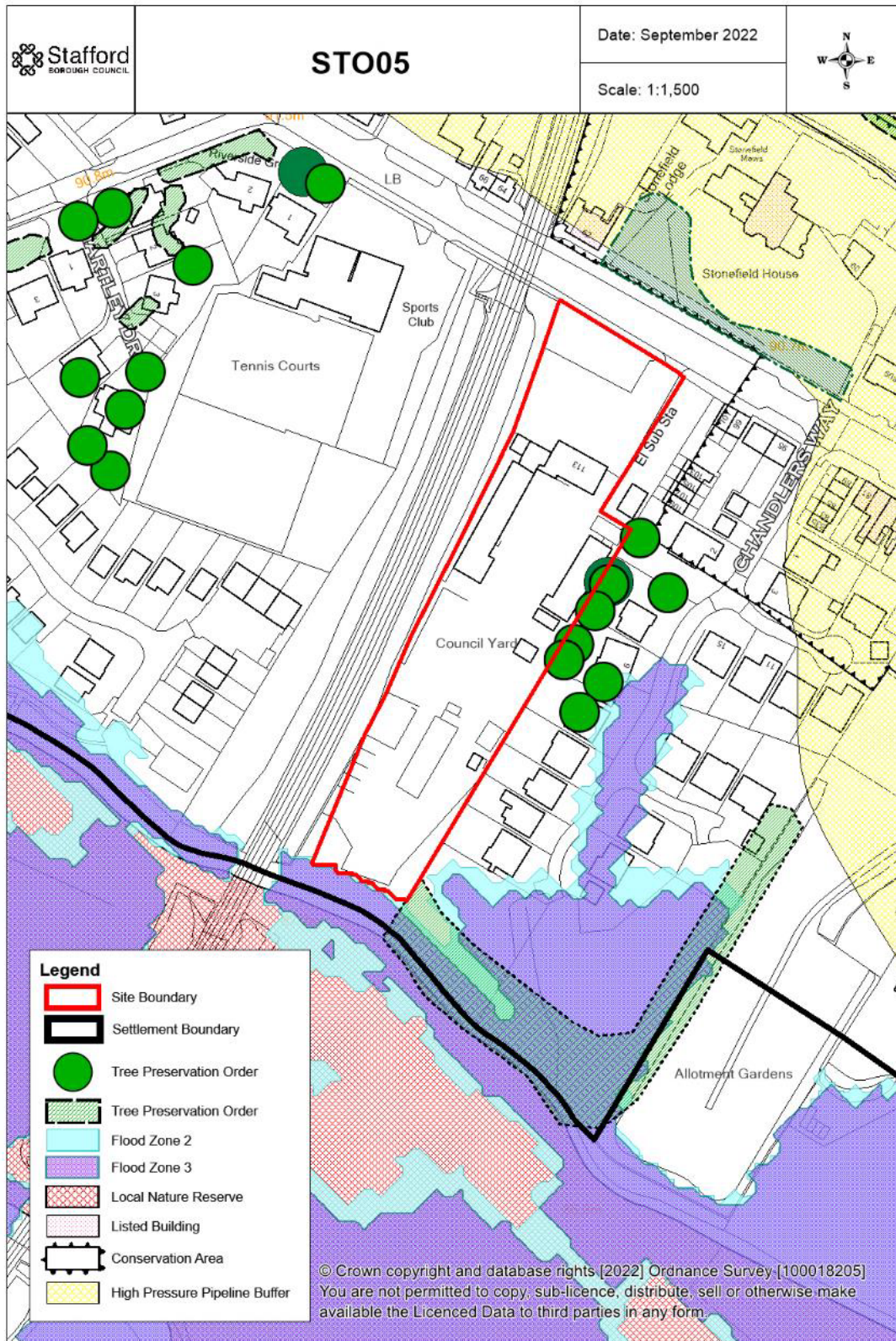
Land Use: Housing

Potential Yield: 18 dwellings

Essential Site-Specific Requirements:

- Care needs to be taken to protect the character of the Conservation Area (CA) and the setting of the Listed Buildings within the CA, particularly along the northern street frontage.
- Buildings should be surveyed to check for potential bat roost.
- Retain trees.
- Retain areas of scrub or provide scrub as part of any design schemes.

Proposed Access: Accessible via Newcastle Road using existing access point.



Site ID: STO07

Site Name: Land at Marlborough Road

Settlement: Stone

Site Area (ha): 4.79

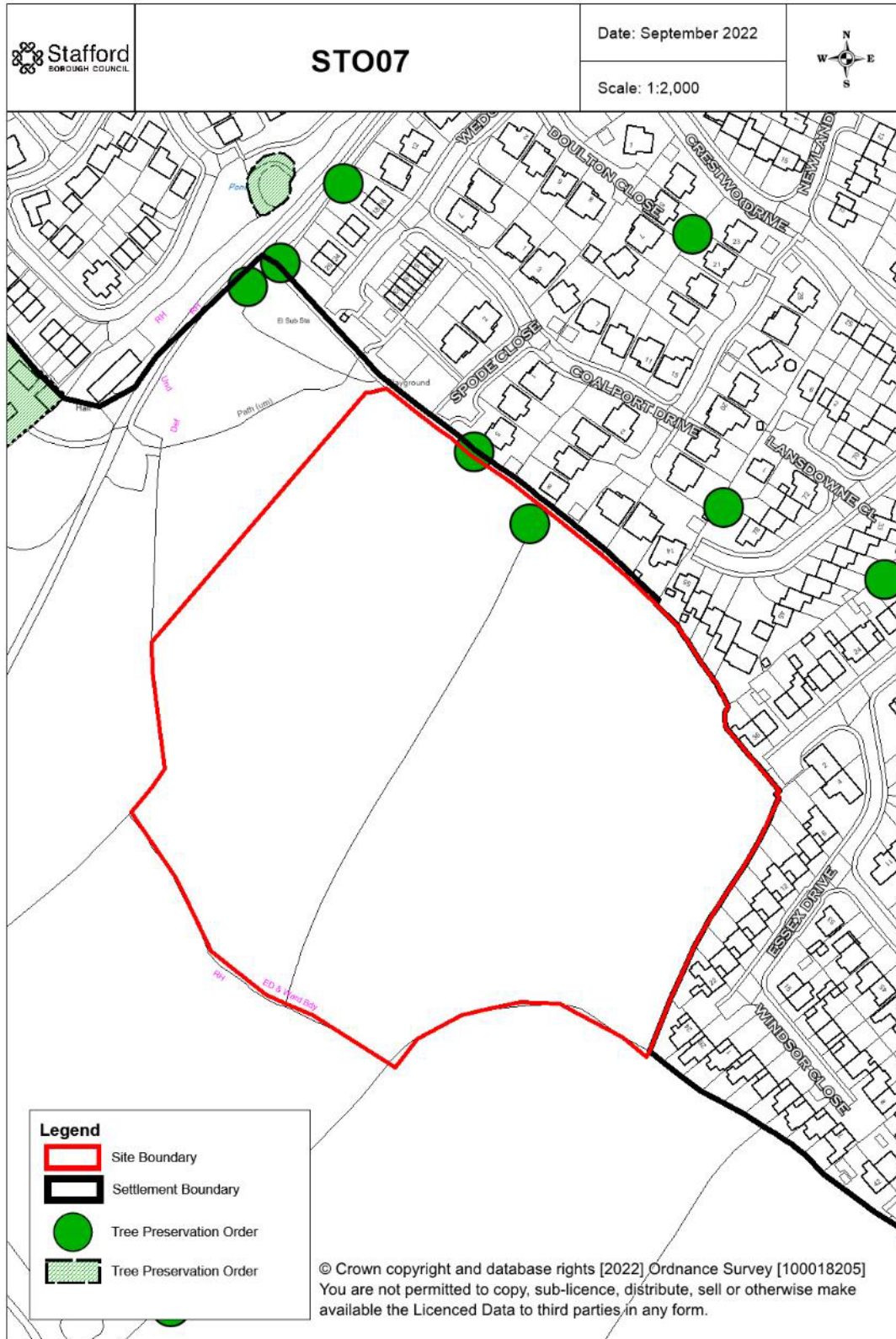
Land Use: Housing

Potential Yield: 101 dwellings

Essential Site-Specific Requirements:

- Retain hedgerows and trees.
- Adjacent habitats to the site need full assessment, with any required mitigation as a result.
- Incorporate species rich grassland creation and / or enhancement into any design schemes.
- Create landscape buffer to wider countryside.

Proposed Access: Access from Marlborough Road needs to be checked / confirmed.



Site ID: STO08 and STO10

Site Name: Land at Trent Road

Settlement: Stone

Site Area (ha): 0.82

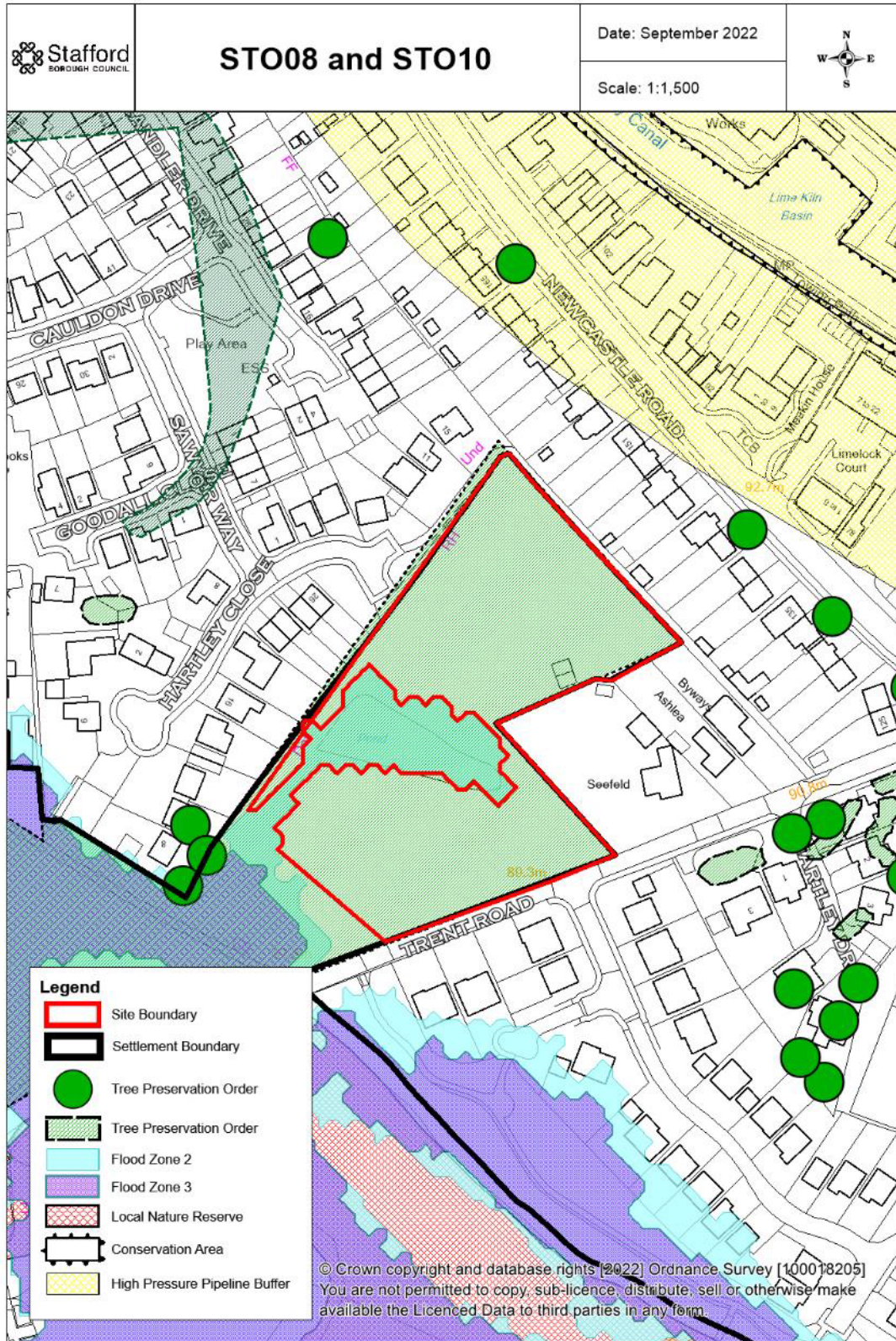
Land Use: Housing

Potential Yield: 20 dwellings

Essential Site-Specific Requirements:

- Visibility splays to be checked.
- Road crossing and footway required.
- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Retain woodlands and in-field trees.
- Retain pond and areas of open water, if necessary, seek to restore their ecological quality. Ensure they are effectively protected and that no run-offs or pollutants are allowed to enter and degrade the habitat or water quality. If possible, seek to enhance habitats.
- Retain landscape features.

Proposed Access: Accessible from Trent Road.



Site ID: STO09

Site Name: Land adjacent to Stone Police Station

Settlement: Stone

Site Area (ha): 0.09

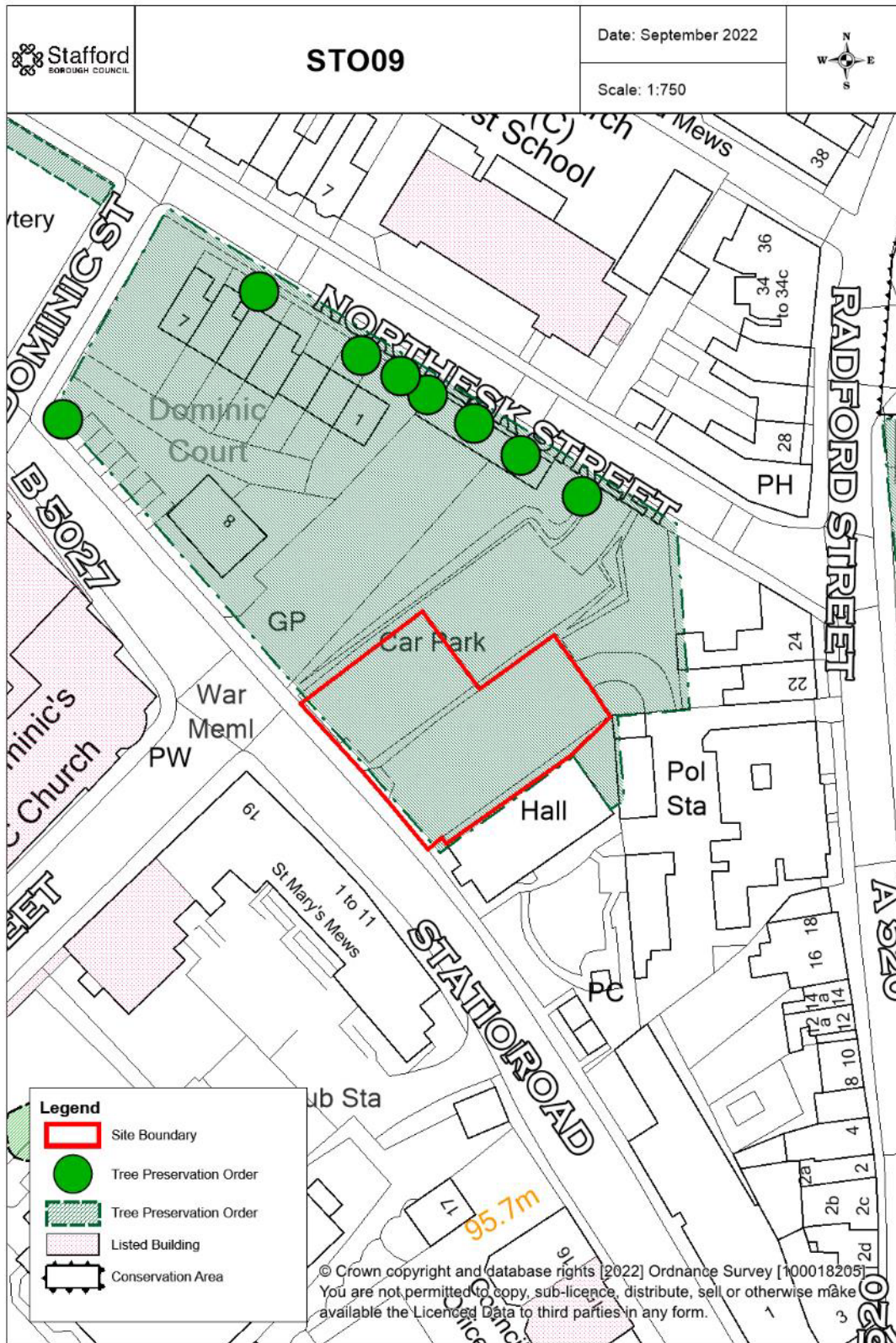
Land Use: Housing

Potential Yield: 3 dwellings

Essential Site-Specific Requirements:

- Retain brick wall along the Station Road frontage and any significant trees on the western part of the site.
- Access needs to provide acceptable visibility and width.
- Retain trees and scrub and incorporate these habitats into design.

Proposed Access: Accessible from Station Road.



Site ID: STO13

Site Name: Land east of Oakleigh Court

Settlement: Stone

Site Area (ha): 6.26

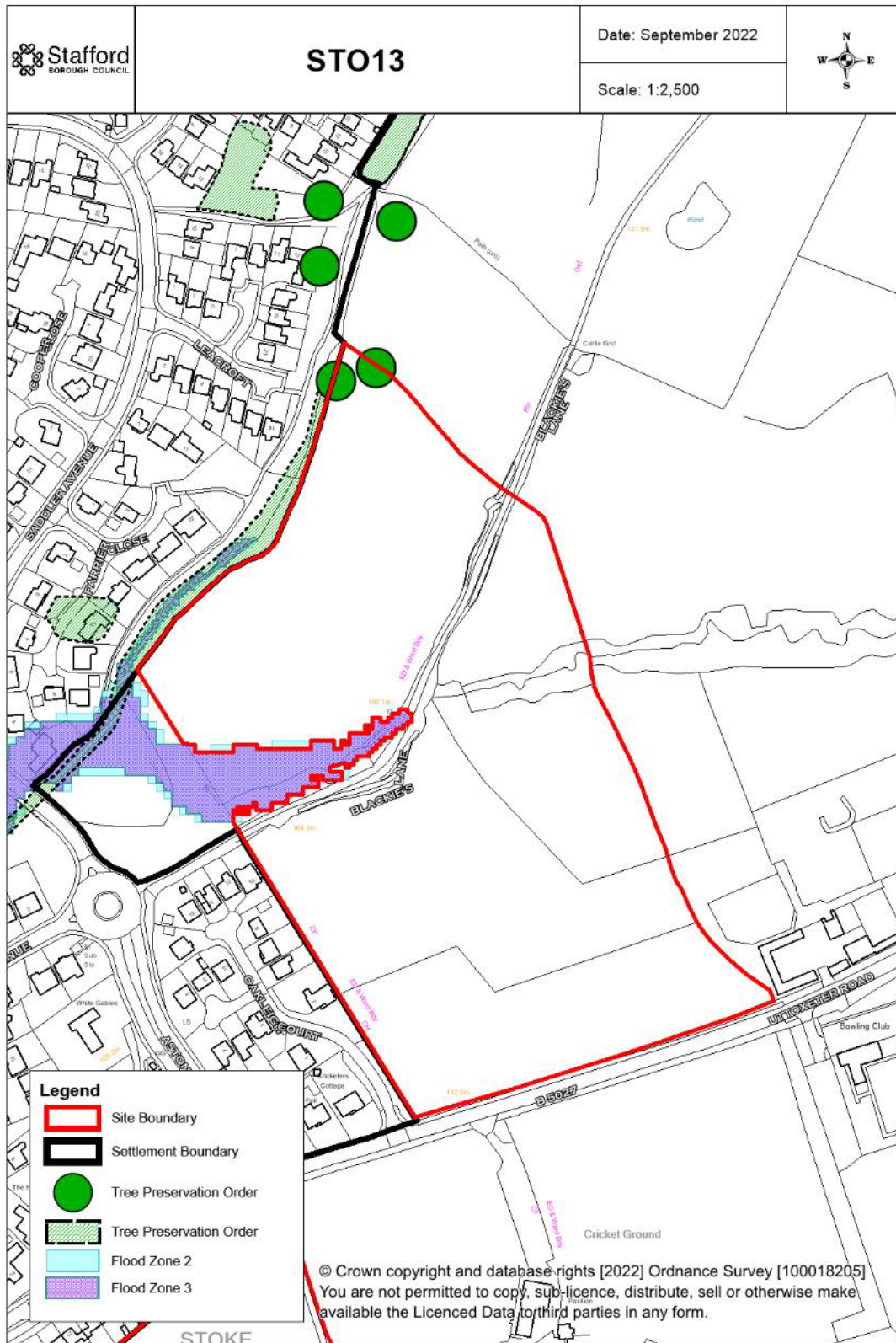
Land Use: Housing

Potential Yield: 131 dwellings

Essential Site-Specific Requirements:

- Mitigation measures required by Network Rail. These include: ANPR – Red light traffic enforcement cameras, Vehicle activated lights, Yellow box markings on the crossing, Decking (provision of new Strail decking)
- Full ecological surveys of the habitats on site should be carried out, along with any required mitigation as a result.
- Retain woodlands and hedgerows.
- Part of the site may be suitable for the implementation of natural flood management (NFM) interventions.
- An attractive frontage landscape should be established to Uttoxeter Road.
- A new, green edge to the settlement should be established along the site's eastern edge.

Proposed Access: Accessible via Uttoxeter Road.



Site ID: STO16

Site Name: Land at Uttoxeter Road

Settlement: Stone

Site Area (ha): 4.62

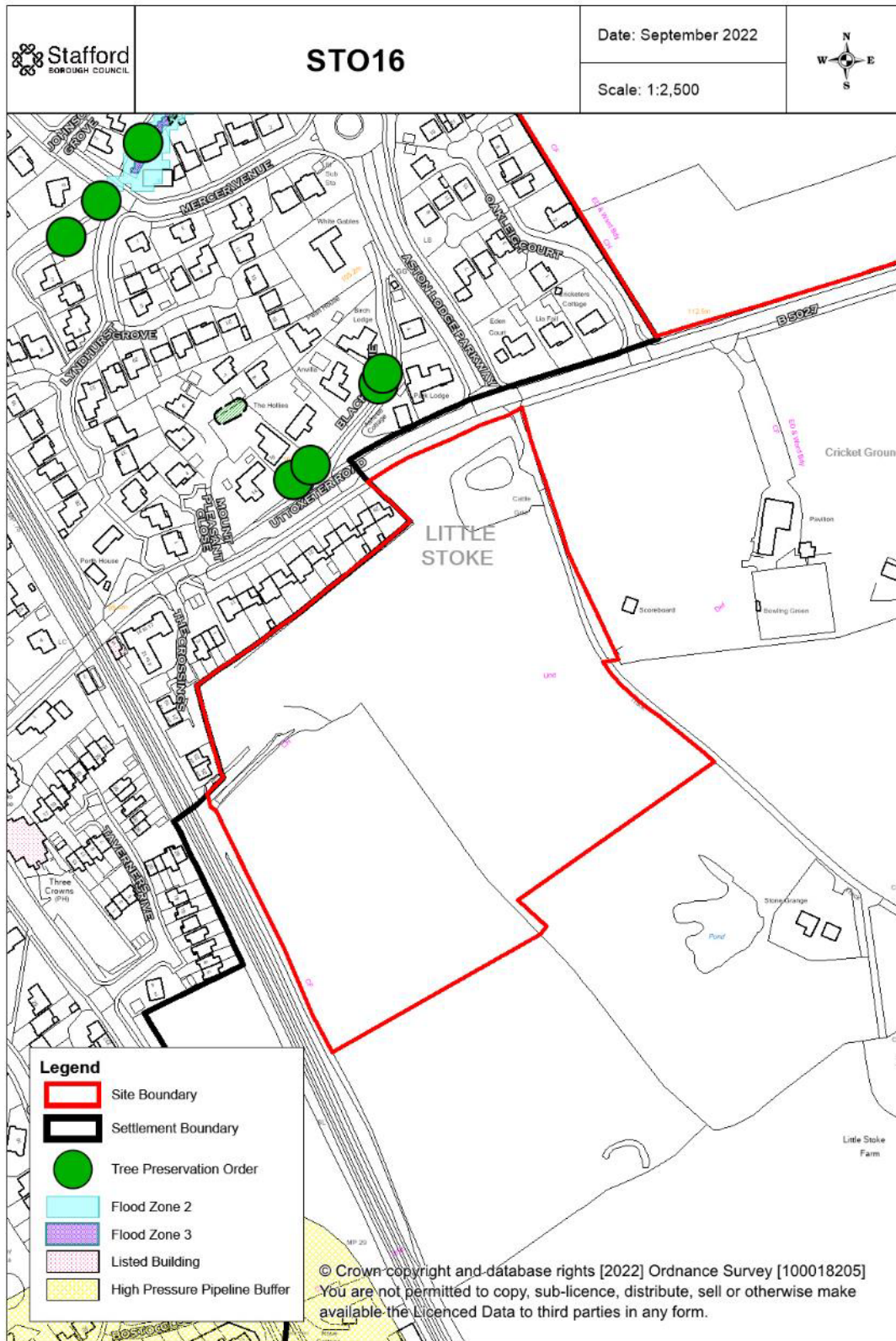
Land Use: Housing

Potential Yield: 97 dwellings

Essential Site-Specific Requirements:

- Mitigation measures required by Network Rail. These include: ANPR – Red light traffic enforcement cameras, Vehicle activated lights, Yellow box markings on the crossing, Decking (provision of new Strail decking)
- Retain woodlands, in-field trees, hedgerows and areas of scrub or provide scrub as part of any design schemes.
- Ensure that ponds just outside of the site boundary are effectively protected and that no run-off or pollutants are allowed to enter and degrade the habitat or water quality. If possible, seek to enhance habitats.
- Incorporate species rich grassland creation/enhancement into any design schemes.
- A positive frontage should be provided to Uttoxeter Road.

Proposed Access: Accessible from Uttoxeter Road.



Site ID: LGS.PO.18

Site Name: Land at Saxifrage Drive

Settlement: Stone

Site Area (ha): 0.899

Land Use: Local Green Space

Potential Yield: N/A



Stone - LGS

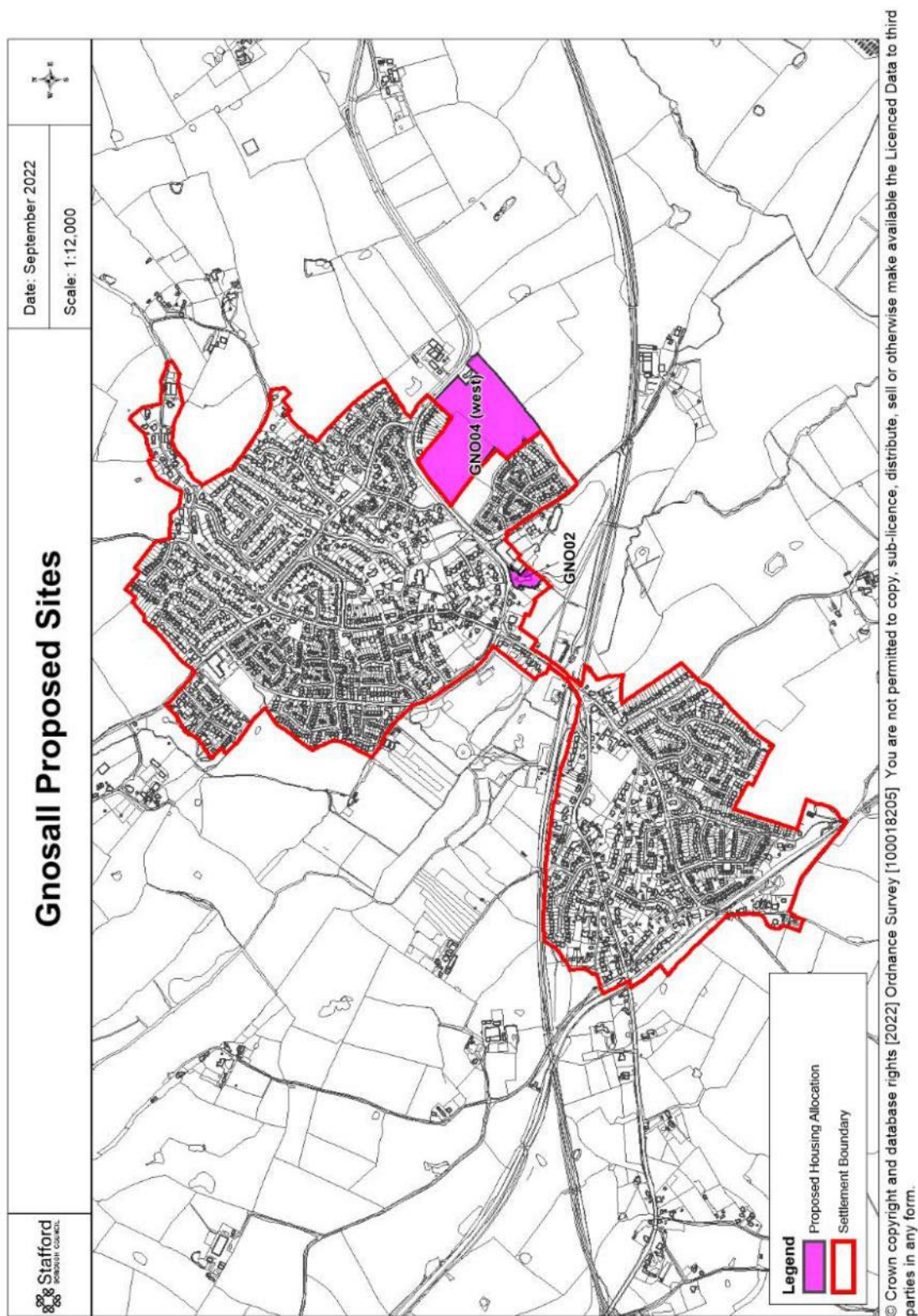
(0.9 Ha)

Date: June 2022



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Gnosall



Site ID: GNO02

Site Name: Bank Top Garage, Stafford Road

Settlement: Gnosall

Site Area (ha): 0.28

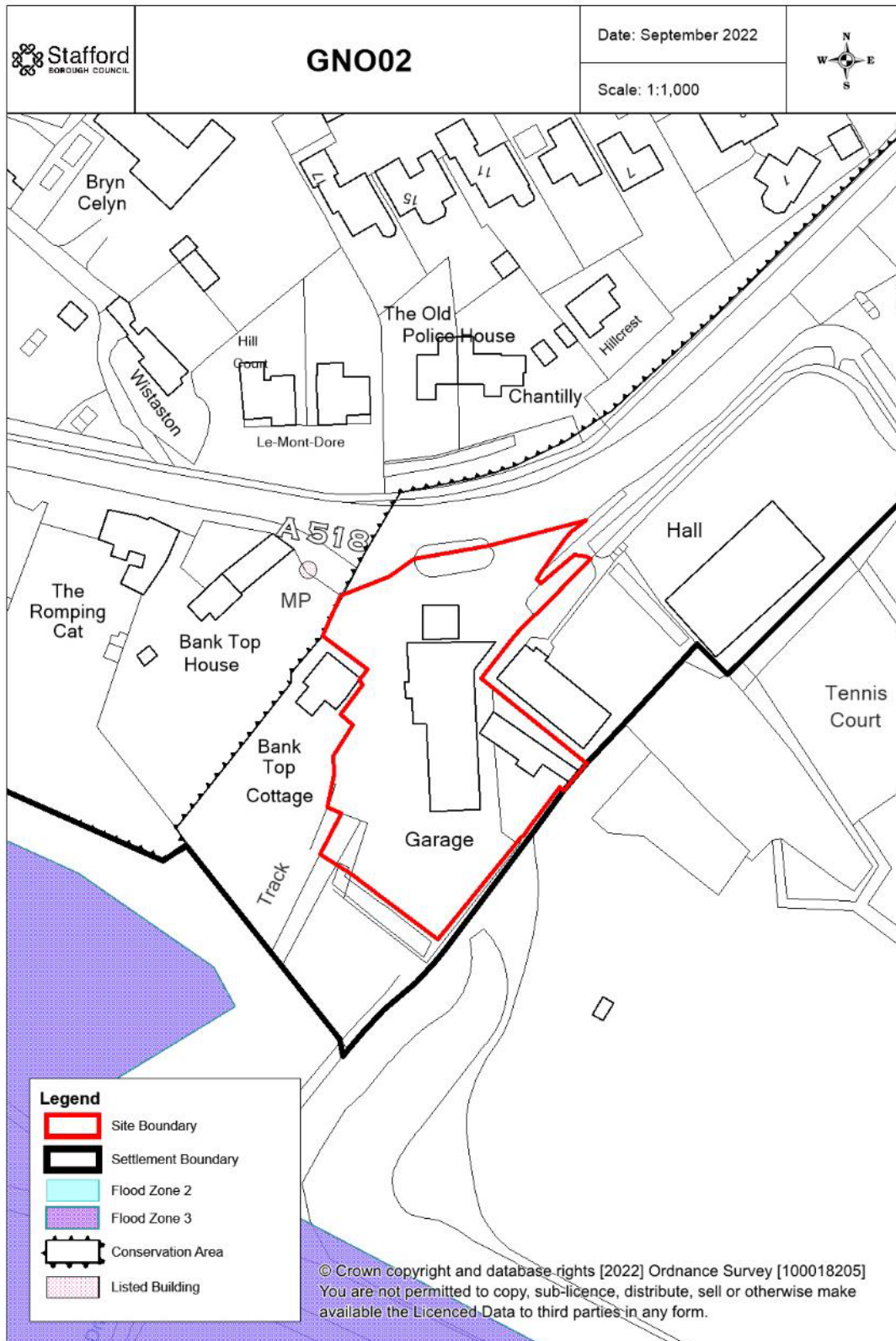
Land Use: Housing

Potential Yield: 9 dwellings

Essential Site-Specific Requirements:

- Care needs to be taken to protect the character of the Conservation Area (CA) which is adjacent, and the setting of the Listed Buildings within the CA.
- Buildings should be surveyed to check for potential bat roost.
- Retain trees.
- Consider views north to CA and south to surrounding countryside.
- Retain boundary vegetation where possible.
- Provide landscape buffer to south.

Proposed Access: Accessible from A518 / Stafford Road. Access amendments required to create a single junction.



Site ID: GNO04 (west)

Site Name: Land east of Stafford Road

Settlement: Gnosall

Site Area (ha): 5.57

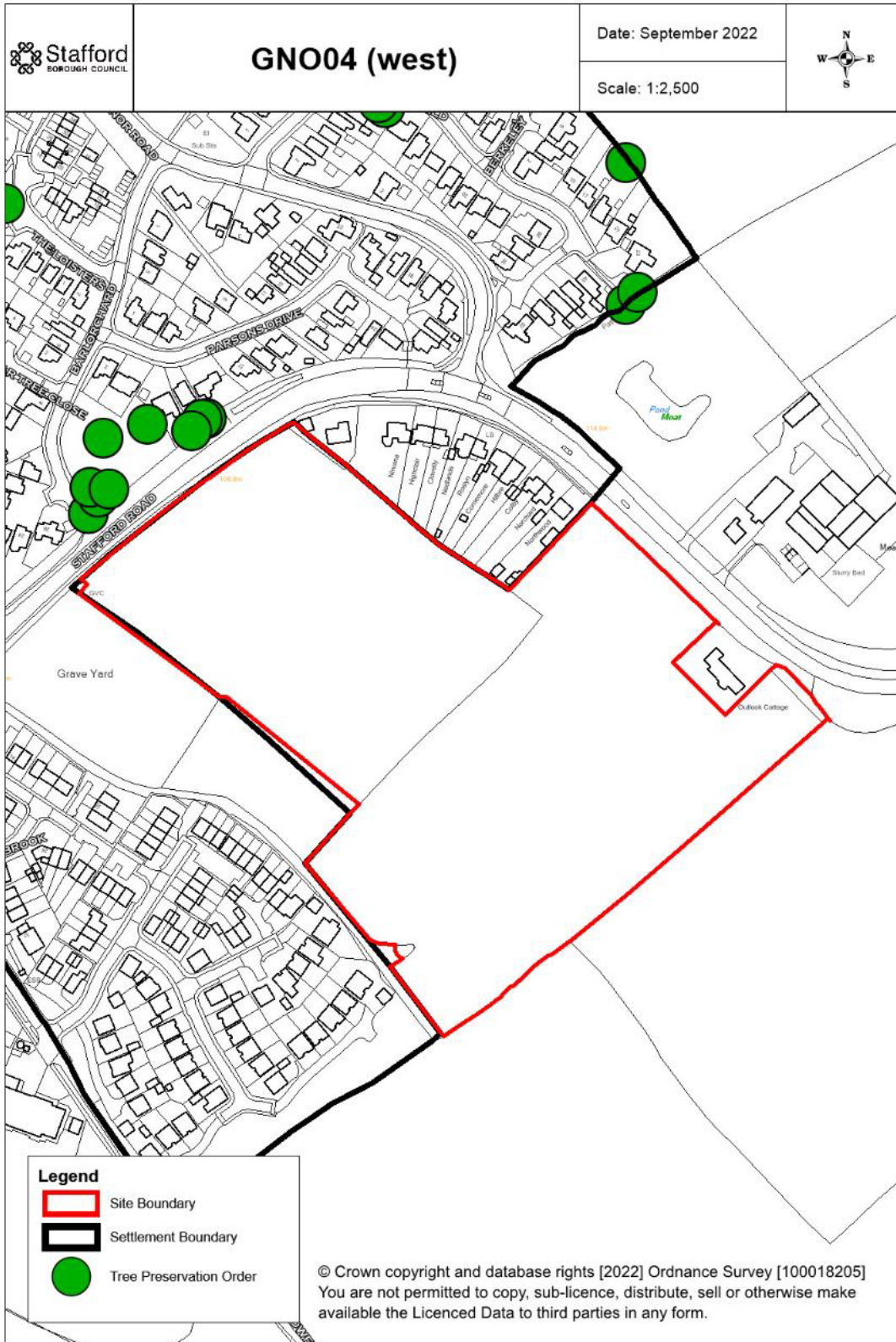
Land Use: Housing

Potential Yield: 100 dwellings

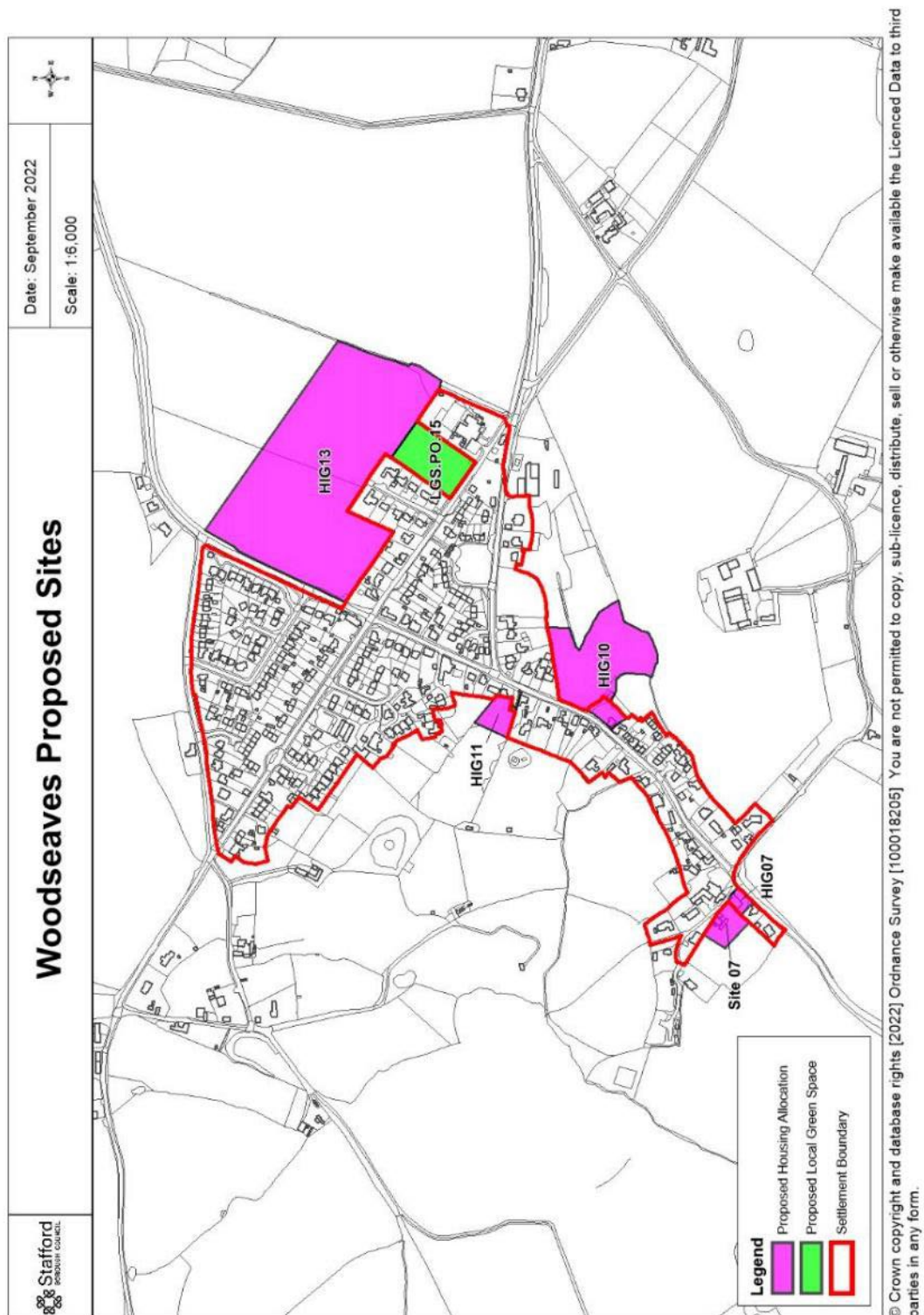
Essential Site-Specific Requirements:

- Care needs to be taken to protect the character of the Conservation Area (CA) which is 40m to the west, and the setting of the Listed Buildings within the CA.
- Retain treelines and hedges along the site boundary.
- Incorporate species rich grassland creation/enhancement into any design.
- Buildings should be surveyed to check for potential bat roost.
- Retain in-field trees and hedgerows.
- Retain pond and areas of open water and undertake full surveys to determine their ecological interest, if necessary, seek to restore their ecological quality. Ensure they are effectively protected and that no run-offs or pollutants are allowed to enter and degrade the habitat or water quality.
- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Contributions towards home to school transport likely.
- Potentially deliver new bus stops along A518.

Proposed Access: Accessible from A518 / Stafford Road.



Woodseaves



Site ID: HIG07

Site Name: Garage off A519

Settlement: Woodseaves

Site Area (ha): 0.06

Land Use: Housing

Potential Yield: 2 dwellings

Essential Site-Specific Requirements:

- Buildings should be surveyed to check for potential bat roost.
- Ideally developed in conjunction with Site 07.

Proposed Access: Accessible from A519 / Newport Road, or possible from Moscow Lane. Should be investigated whether site has legal right of access from Moscow Lane.



Site ID: HIG10

Site Name: Land adjacent to The Croft

Settlement: Woodseaves

Site Area (ha): 1.2

Land Use: Housing

Potential Yield: 25 dwellings

Essential Site-Specific Requirements:

- Full ecological surveys of grassland area on site should be carried out, along with any required mitigation as a result.
- Retain hedgerows and enhance boundary vegetation.
- Incorporate species rich grassland creation and / or enhancement into any design schemes.
- Buildings should be surveyed to check for potential bat roost.
- Retain footpath within a suitable landscape corridor.
- Maintain views south / southwest and consider effect a change in topography will have on these views.
- Footpath widths need further investigation on A519 towards the primary school.

Proposed Access: Accessible from A519 / Newport Road.

Site ID: HIG11

Site Name: Land at Lillingstone House

Settlement: Woodseaves

Site Area (ha): 0.17

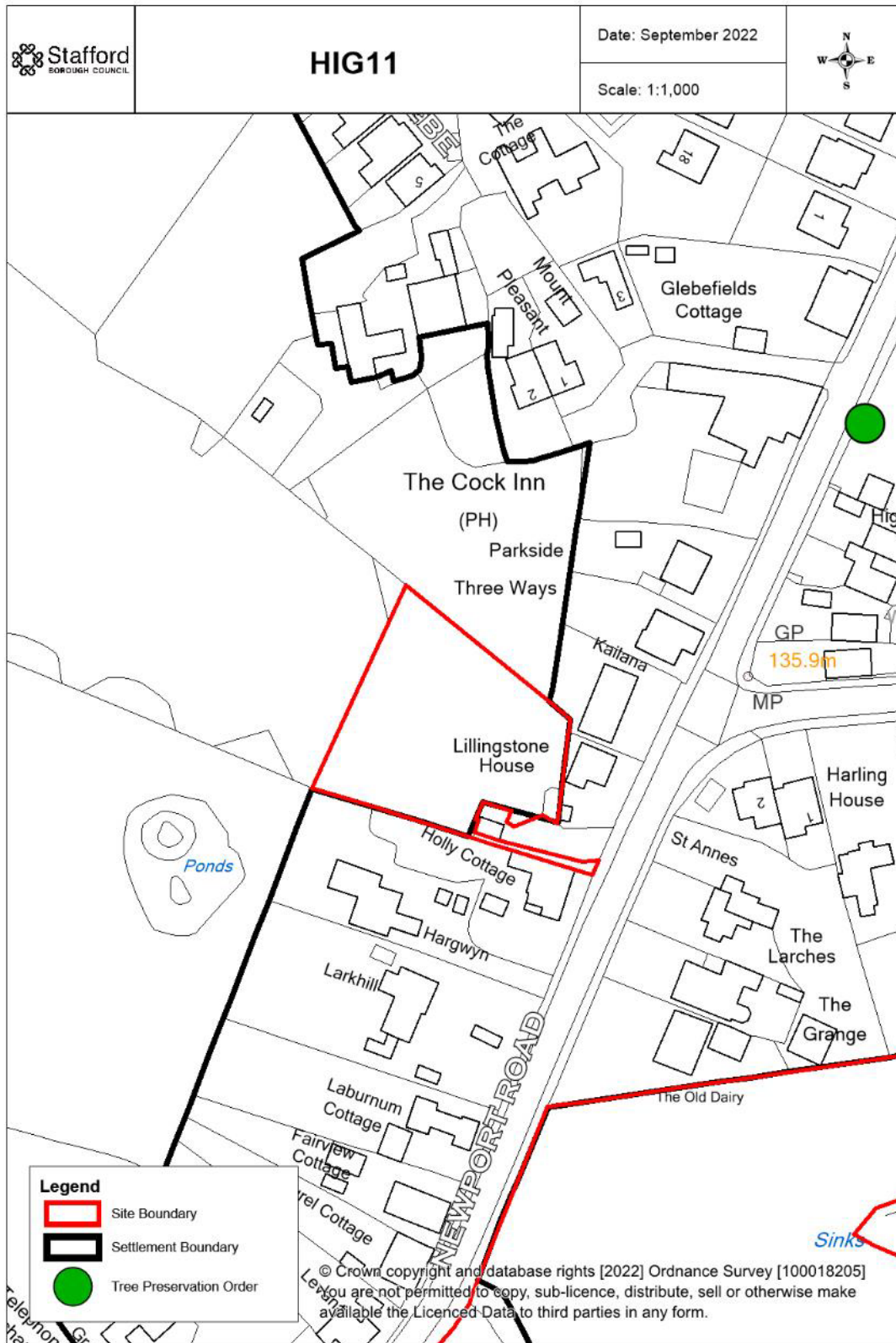
Land Use: Housing

Potential Yield: 5 dwellings

Essential Site-Specific Requirements:

- Incorporate species rich grassland creation/enhancement into any design schemes.
- Adjacent habitats to the site need full assessment, with any required mitigation as a result.
- Retain in-field trees and hedgerows.

Proposed Access: Accessible from A519 / Newport Road. Acceptable visibility splays need to be investigated.



Site ID: HIG13

Site Name: Land to rear of Woodseaves School

Settlement: Woodseaves

Site Area (ha): 4.9

Land Use: Housing

Potential Yield: 88 dwellings

Essential Site-Specific Requirements:

- Incorporate species rich grassland creation/enhancement into any design schemes.
- Retain hedgerows and boundary vegetation along A519, including trees.
- Create landscape buffers to north and east.

Proposed Access: Accessible from A519 / Eccleshall Road. Pedestrian and cycle access onto farm adjacent school should be secured to provide suitable access to the school.



Site ID: Site 07

Site Name: Land off Moscow Lane

Settlement: Woodseaves

Site Area (ha): 0.18

Land Use: Housing

Potential Yield: 5 dwellings

Essential Site-Specific Requirements:

- Incorporate sensitive high quality semi-natural habitat design into any design plans.
- Buildings should be surveyed to check for potential bat roost.
- Create landscape buffer along south western boundary.
- Ideally developed in conjunction with HIG07.

Proposed Access: Potentially accessible via HIG07 and / or Moscow Lane and would need to demonstrate access rights.



Site ID: LGS.PO.15

Site Name: Land adjacent to Woodseaves Primary Academy

Settlement: Woodseaves

Site Area (ha): 0.5164

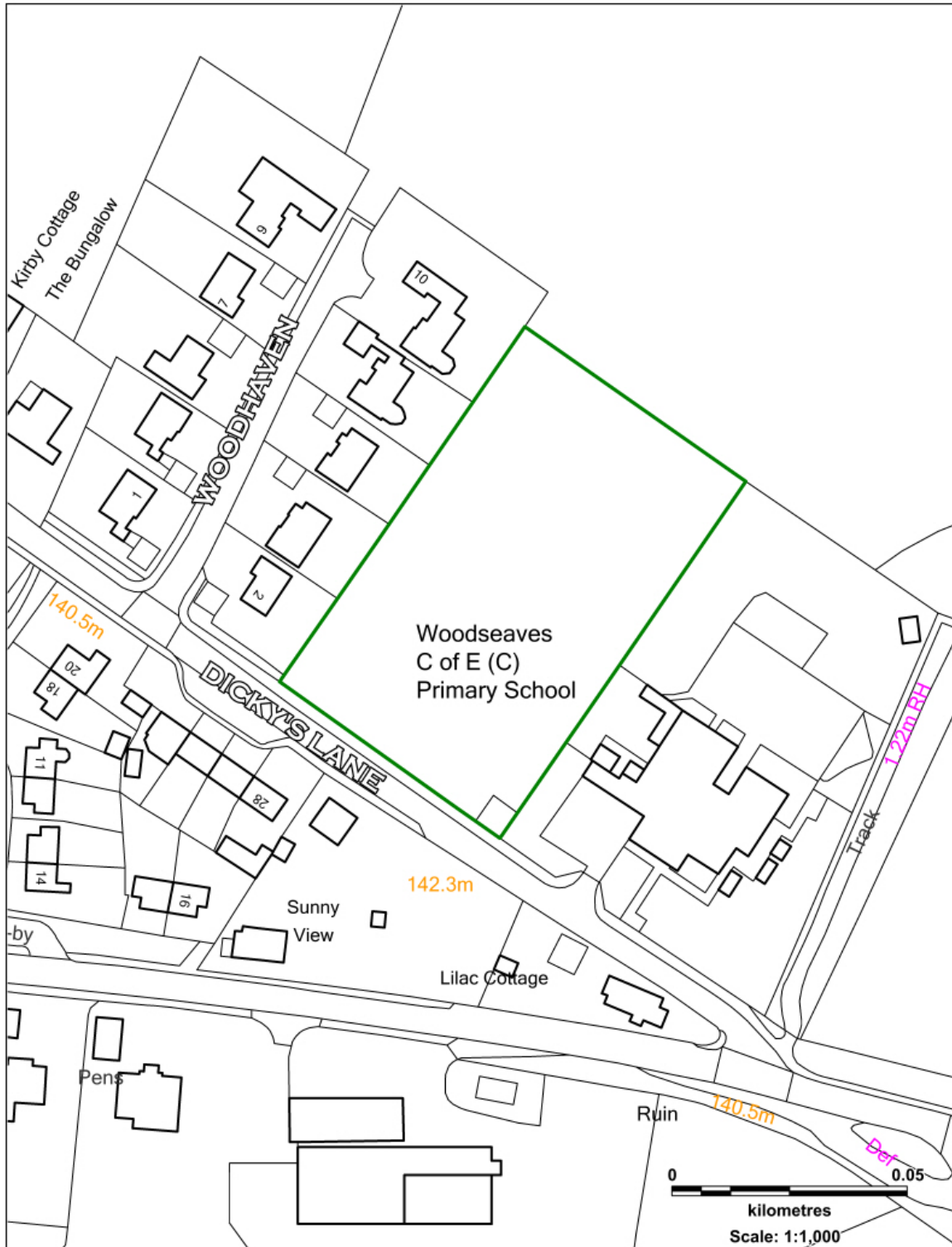
Land Use: Local Green Space

Potential Yield: N/A



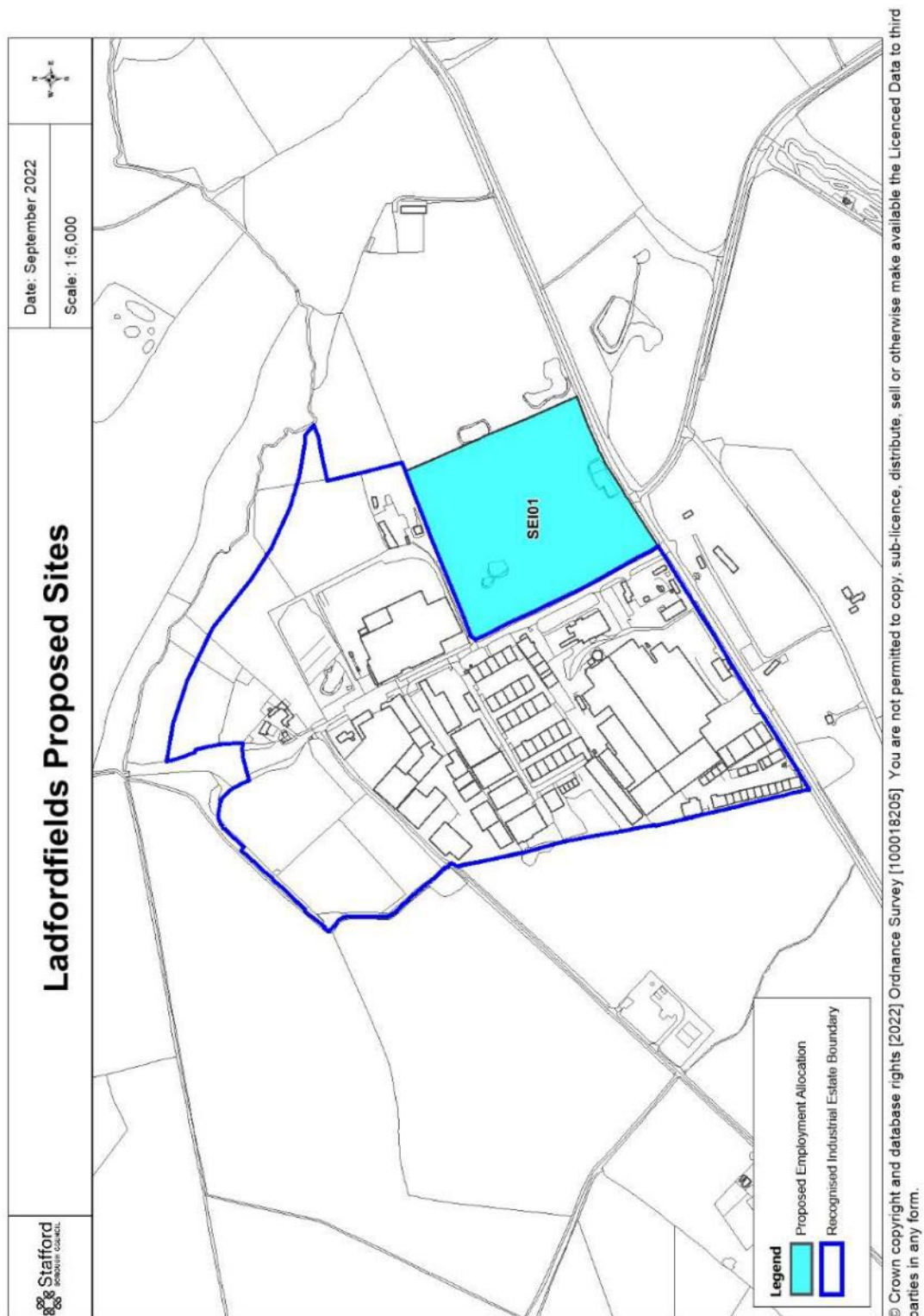
Woodseaves - LGS

(0.5164 Ha) Date: October 2021



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Ladfordfields Recognised Industrial Estate



Site ID: SEI01

Site Name: Land east of Ladfordfields

Settlement: Adjacent to Ladfordfields Recognised Industrial Estate

Site Area (ha): 5.61

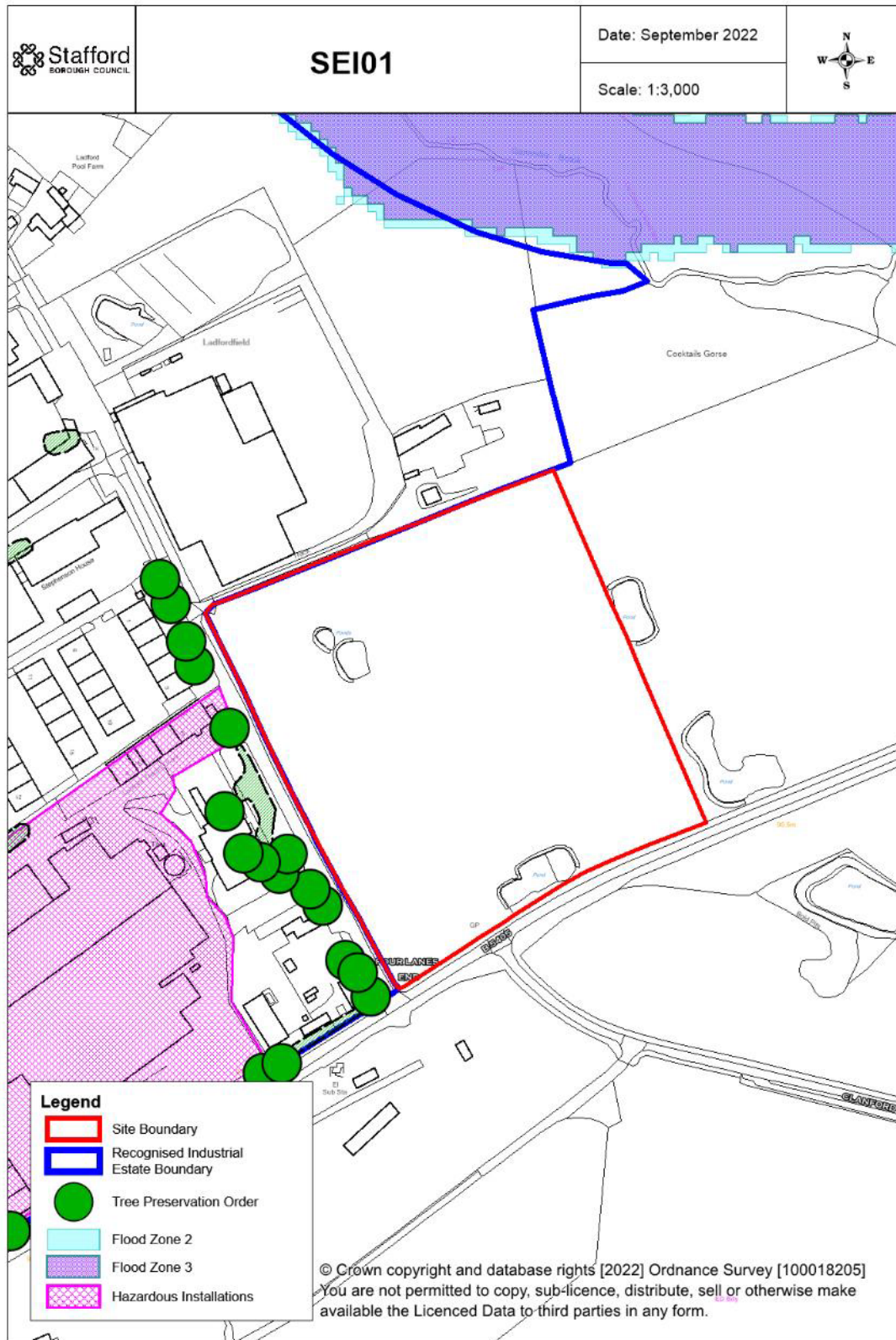
Land Use: Employment

Potential Yield: N/A

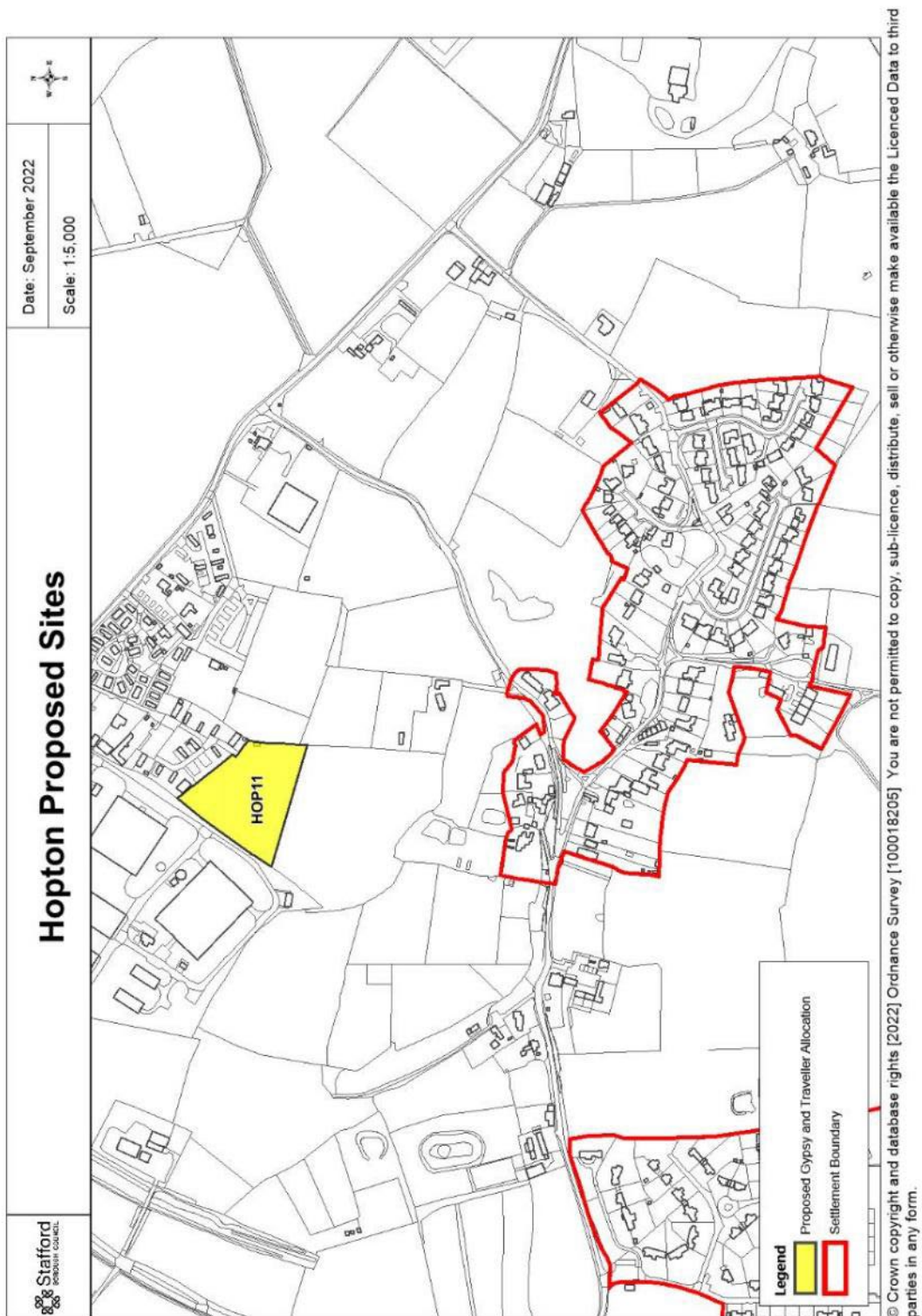
Essential Site-Specific Requirements:

- Retain trees and hedgerows.
- Retain pond and areas of open water, if necessary, seek to restore their ecological quality. Ensure they are effectively protected and that no run-offs or pollutants are allowed to enter and degrade the habitat or water quality. If possible, seek to enhance habitats.
- Improvements required at the junction to B5045.

Proposed Access: Access to be provided via existing industrial estate.



Hopton



Site ID: HOP11

Site Name: Land to north of Hopton Lane

Settlement: Near Hopton

Site Area (ha): 1

Land Use: Gypsy and Traveller Accommodation

Potential Yield: At least 15 pitches

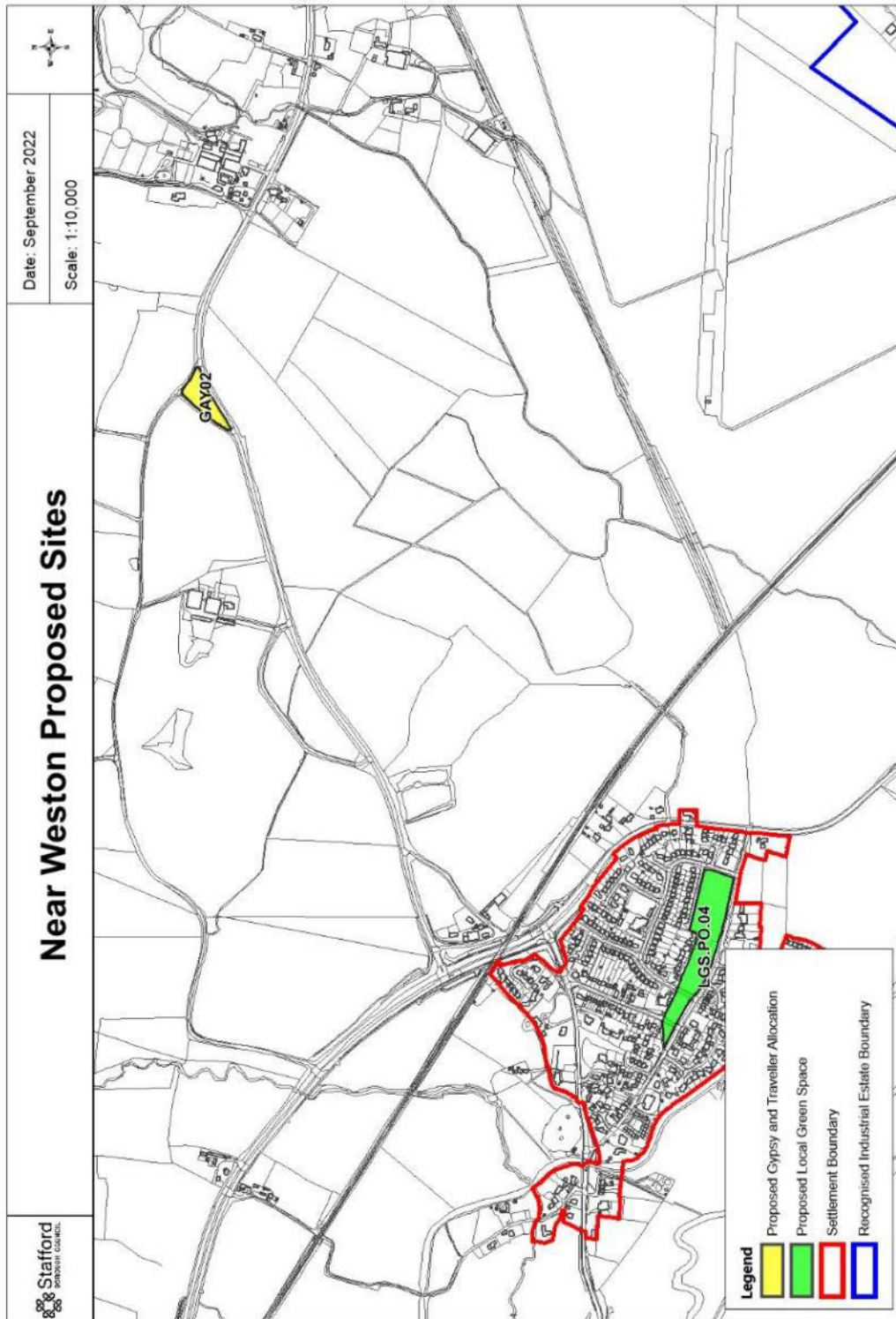
Essential Site-Specific Requirements:

- To be confirmed after the preferred options consultation.

Proposed Access: Access to be provided via the adjacent existing travellers site.



Near Weston



Site ID: GAY02

Site Name: Land south of Wadden Lane

Settlement: Near Weston

Site Area (ha): 0.45

Land Use: Gypsy and Traveller Accommodation

Potential Yield: At least 10 pitches

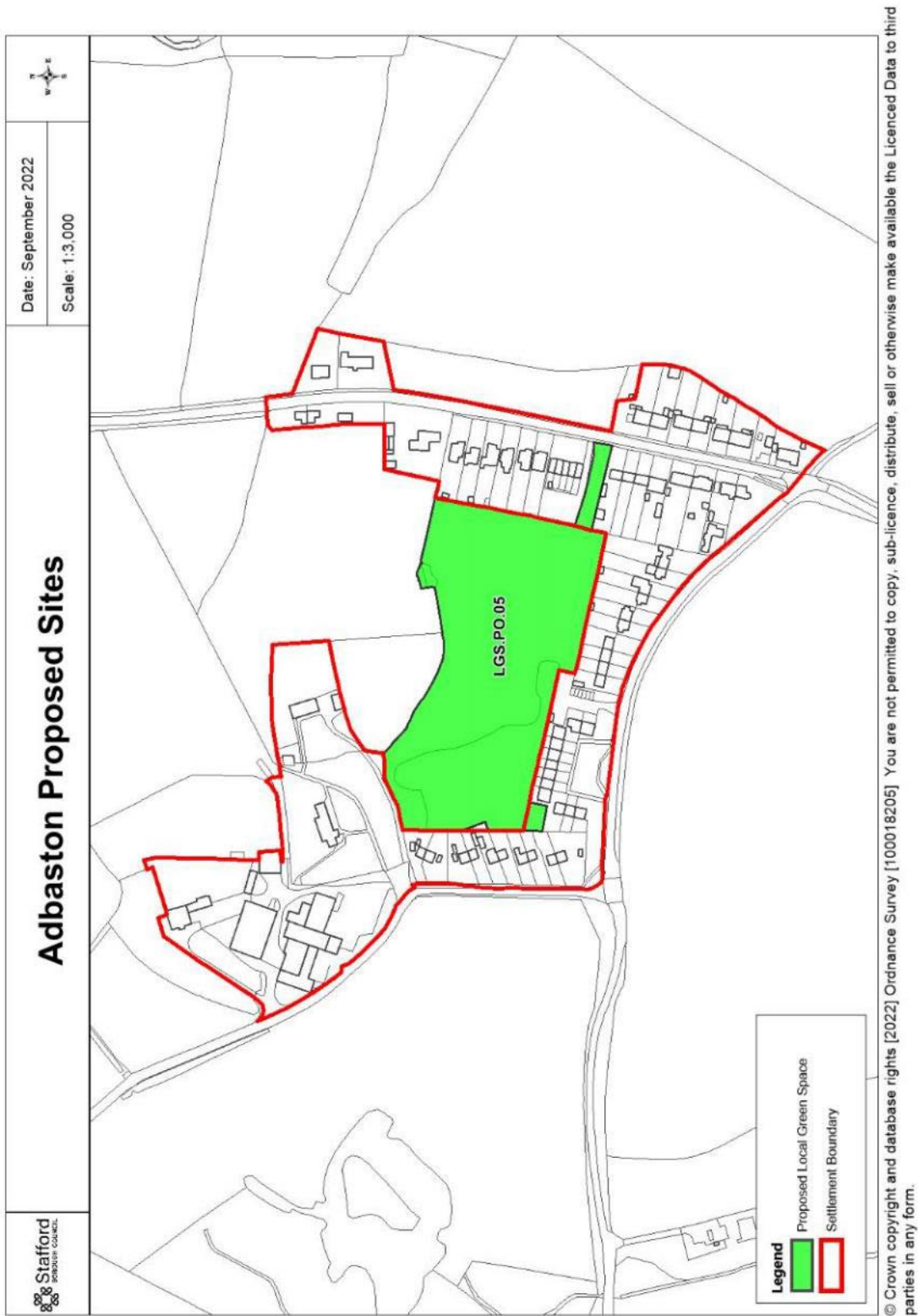
Essential Site-Specific Requirements:

- To be confirmed after the preferred options consultation.

Proposed Access: Access to be provided via existing access on Wadden Lane.



Adbaston



Site ID: LGS.PO.05

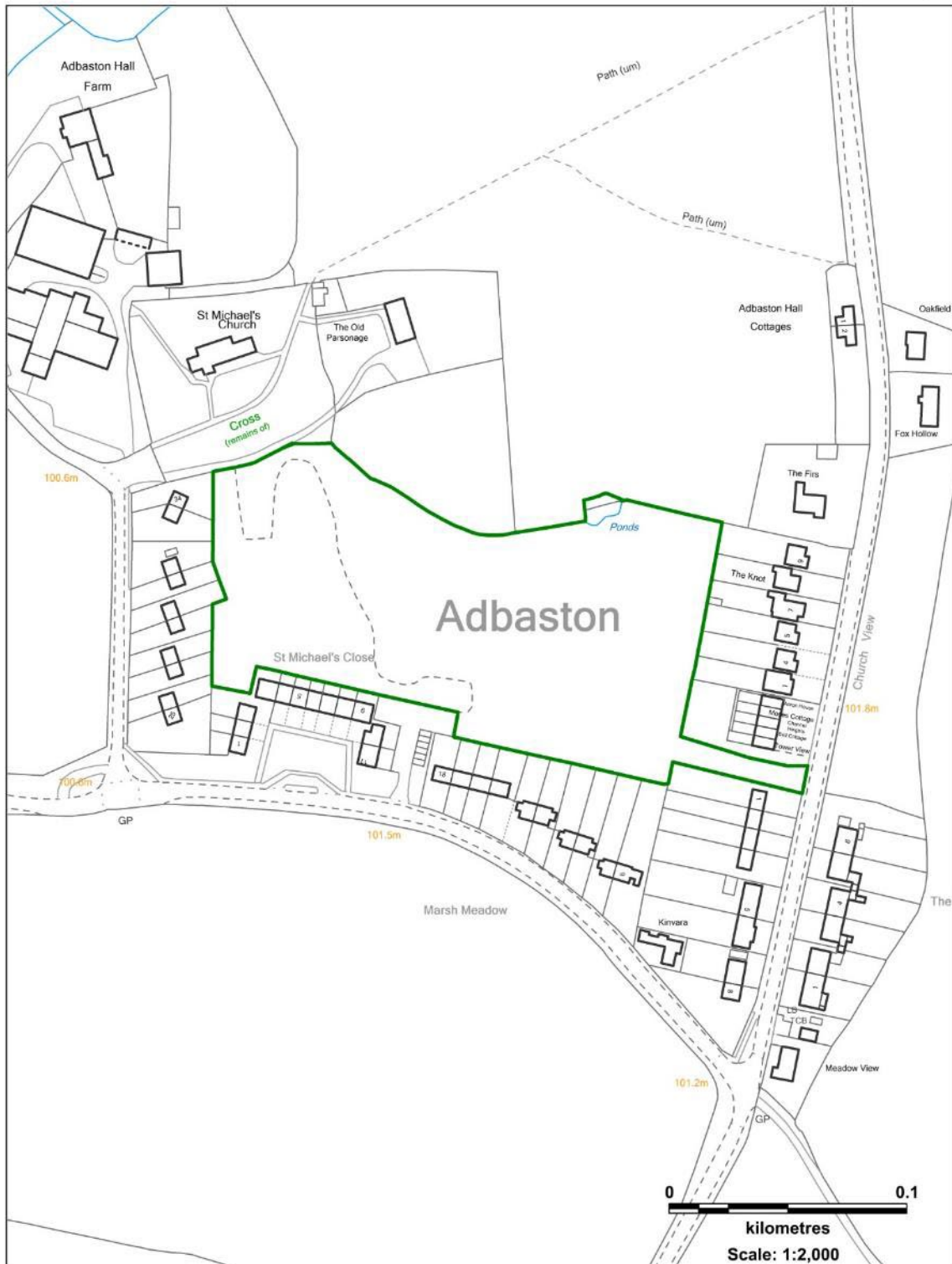
Site Name: Land in the centre of Adbaston

Settlement: Adbaston

Site Area (ha): 1.993

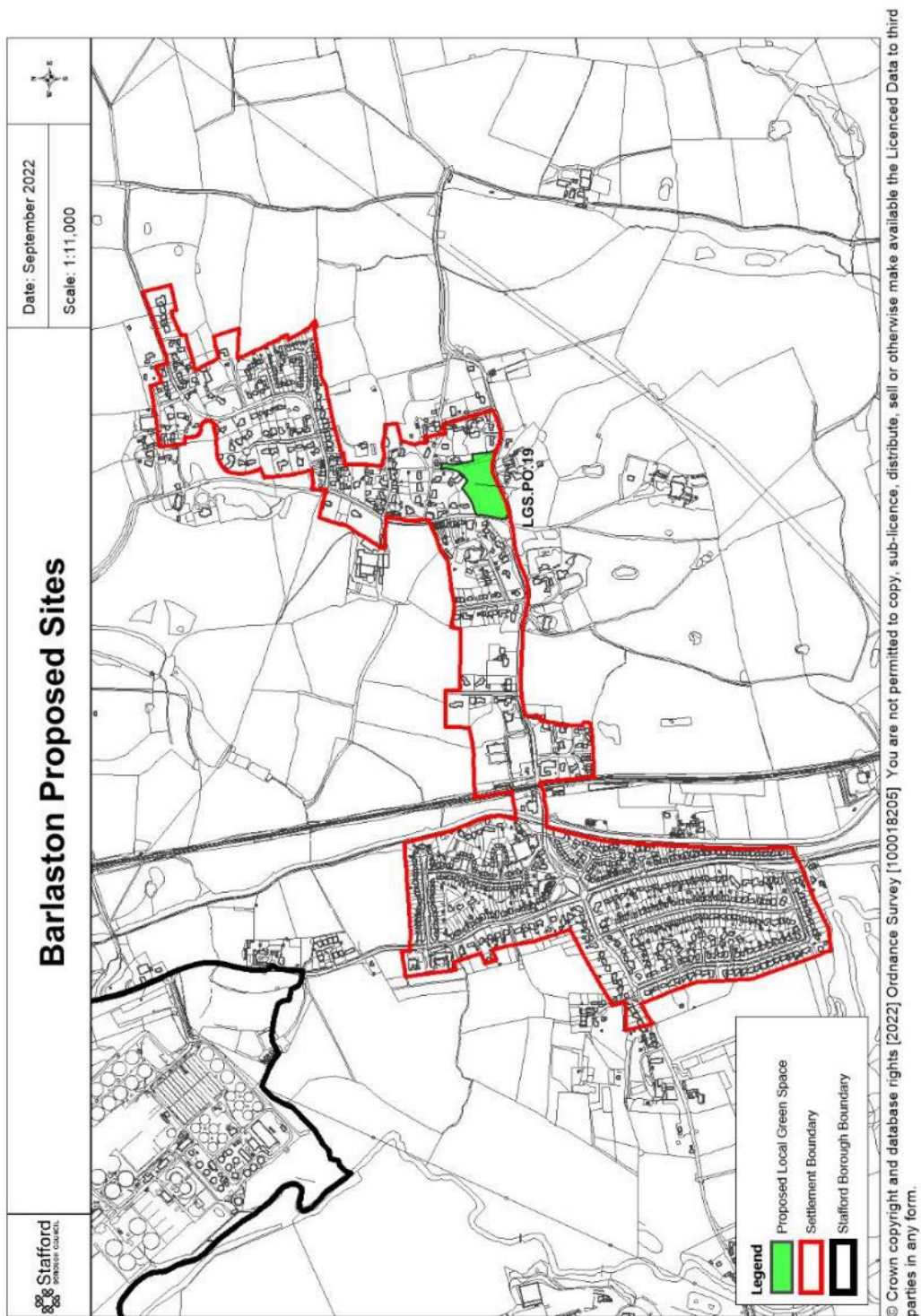
Land Use: Local Green Space

Potential Yield: N/A



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Barlaston



Site ID: LGS.PO.19

Site Name: Land at Longton Road

Settlement: Barlaston

Site Area (ha): 1.173

Land Use: Local Green Space

Potential Yield: N/A



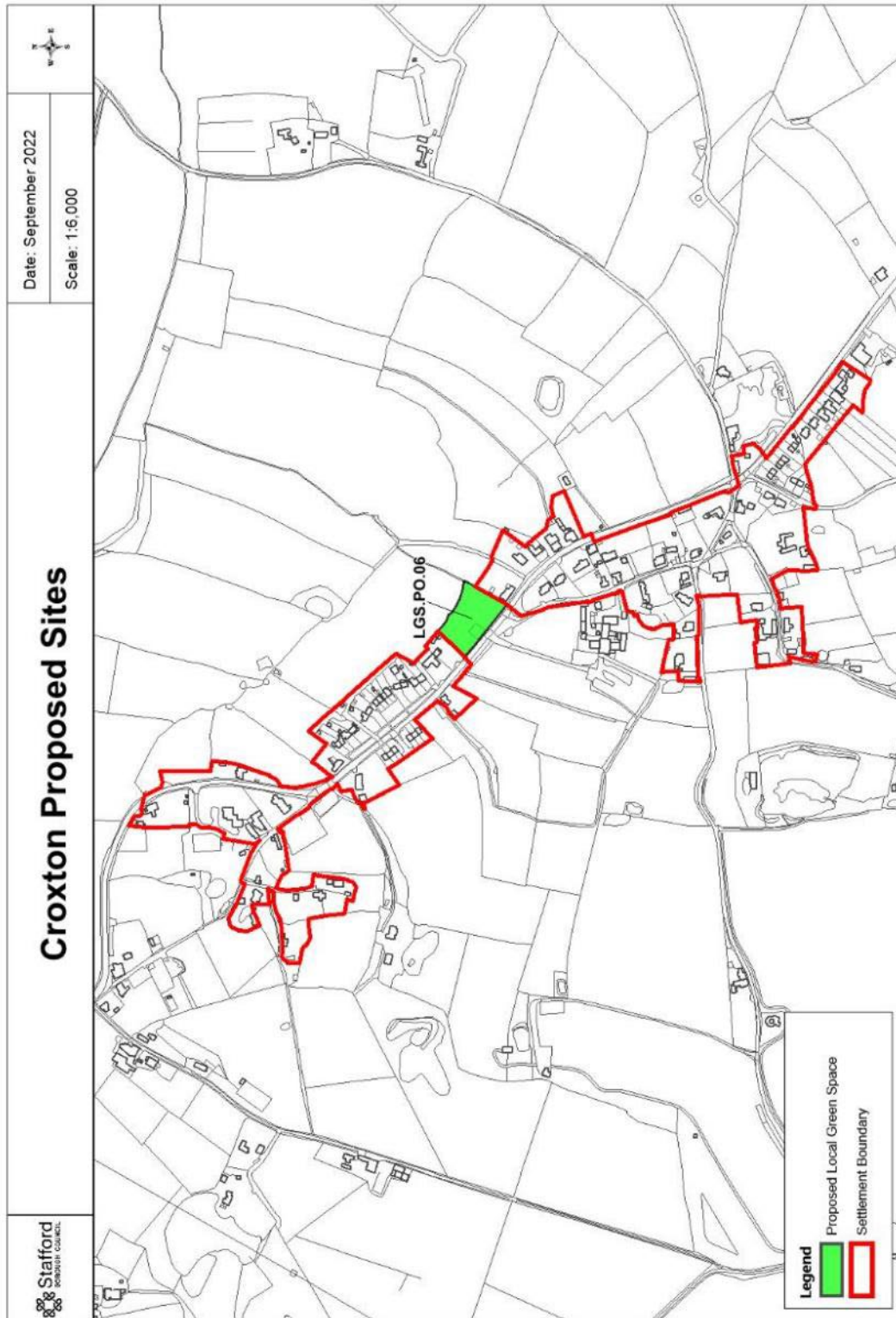
Barlaston - LGS

(1.17 Ha) Date: June 2022



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Croxton



Date: September 2022
Scale: 1:6,000

Croxton Proposed Sites



Legend
 Proposed Local Green Space
 Settlement Boundary

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Site ID: LGS.PO.06

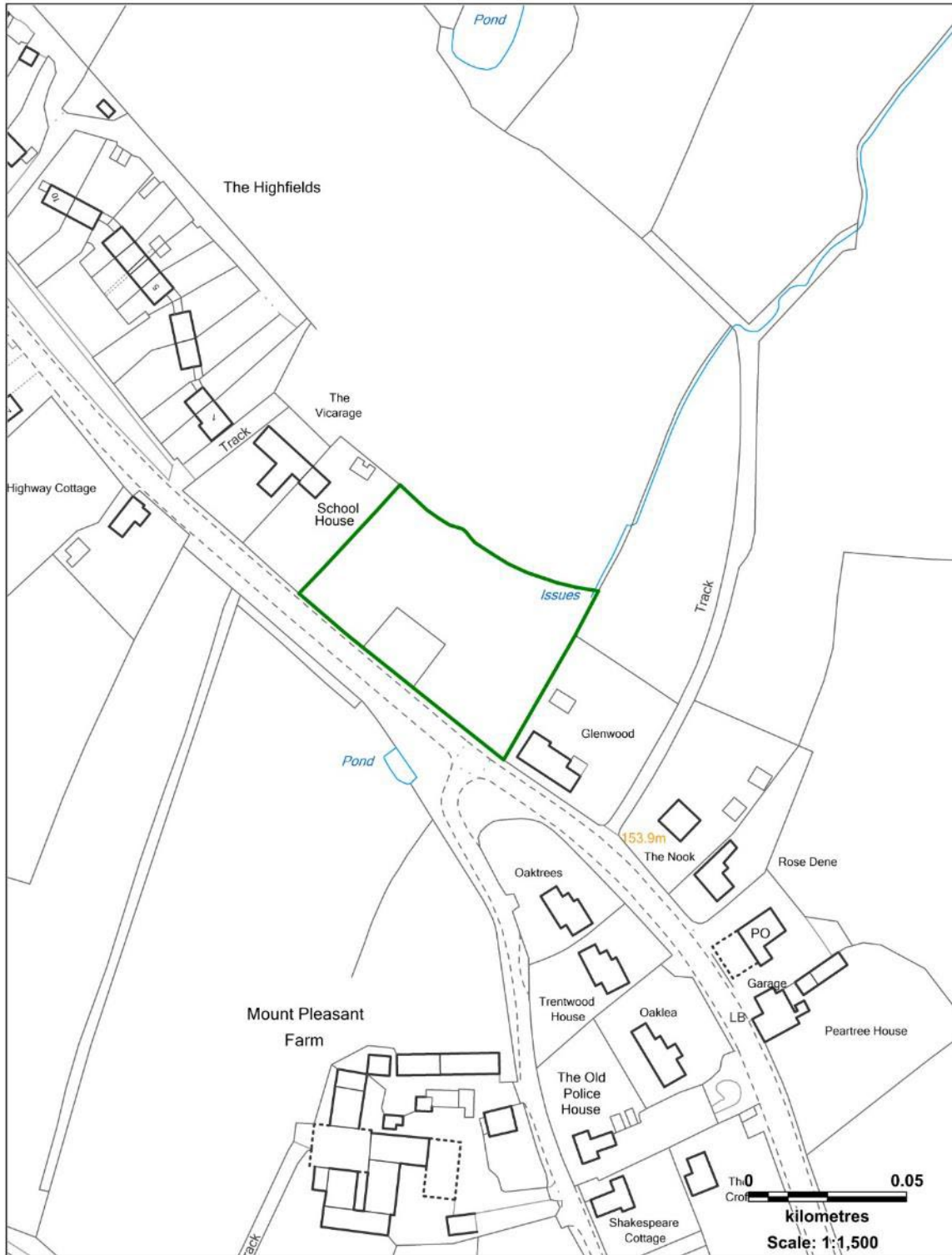
Site Name: Coppice and Playground in Croxton

Settlement: Croxton

Site Area (ha): 0.3845

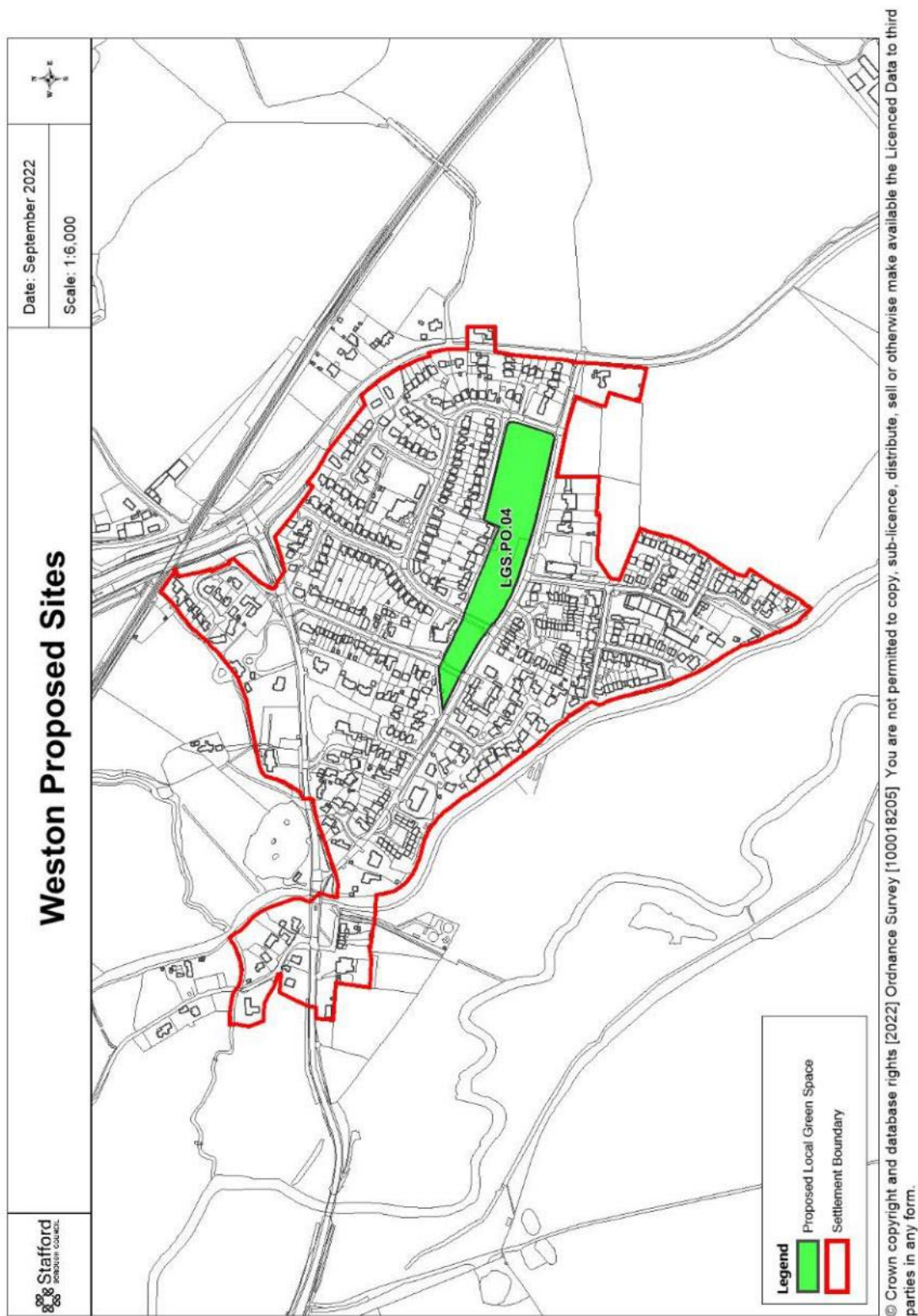
Land Use: Local Green Space

Potential Yield: N/A



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Weston



Site ID: LGS.PO.04

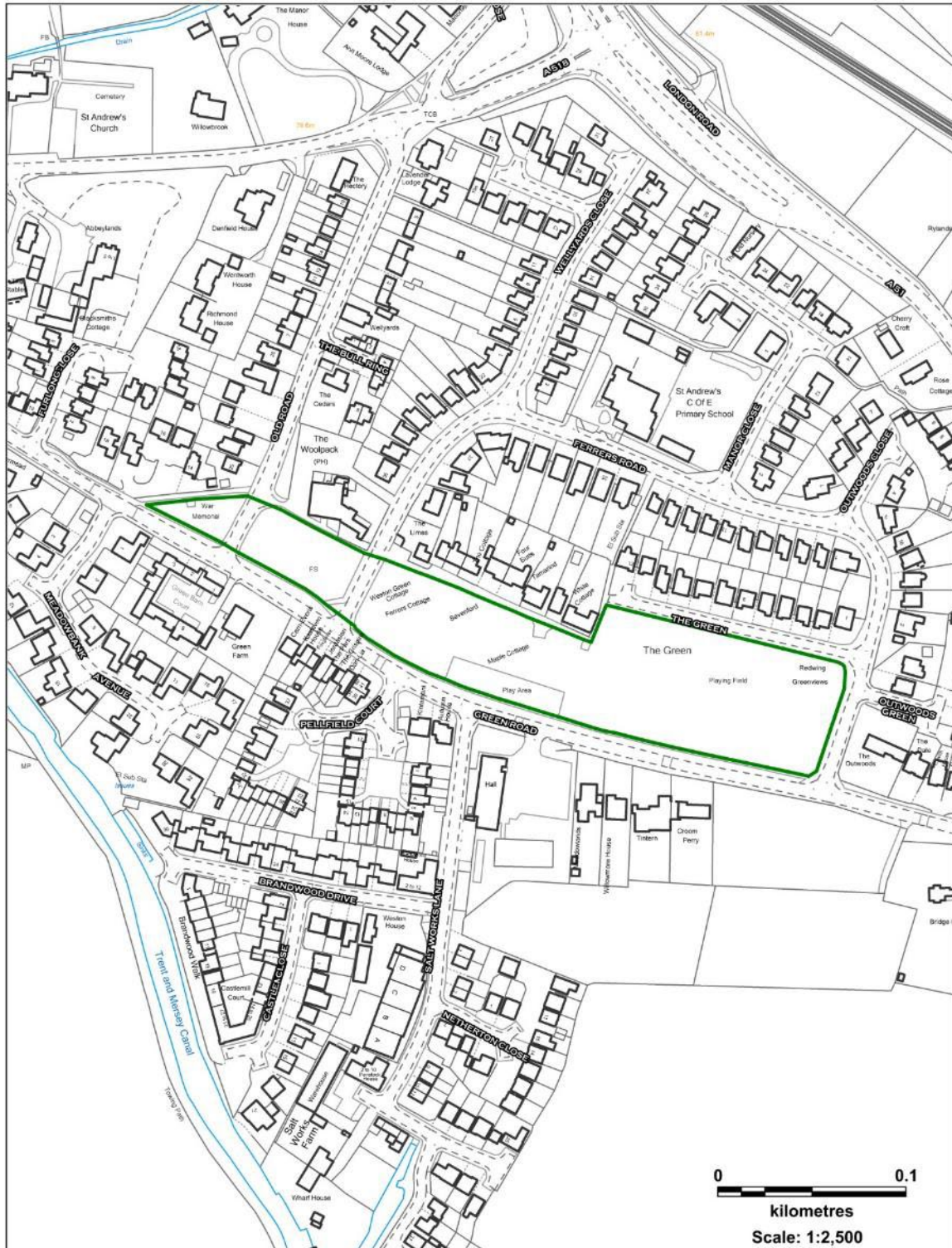
Site Name: The Green

Settlement: Weston

Site Area (ha): 1.7

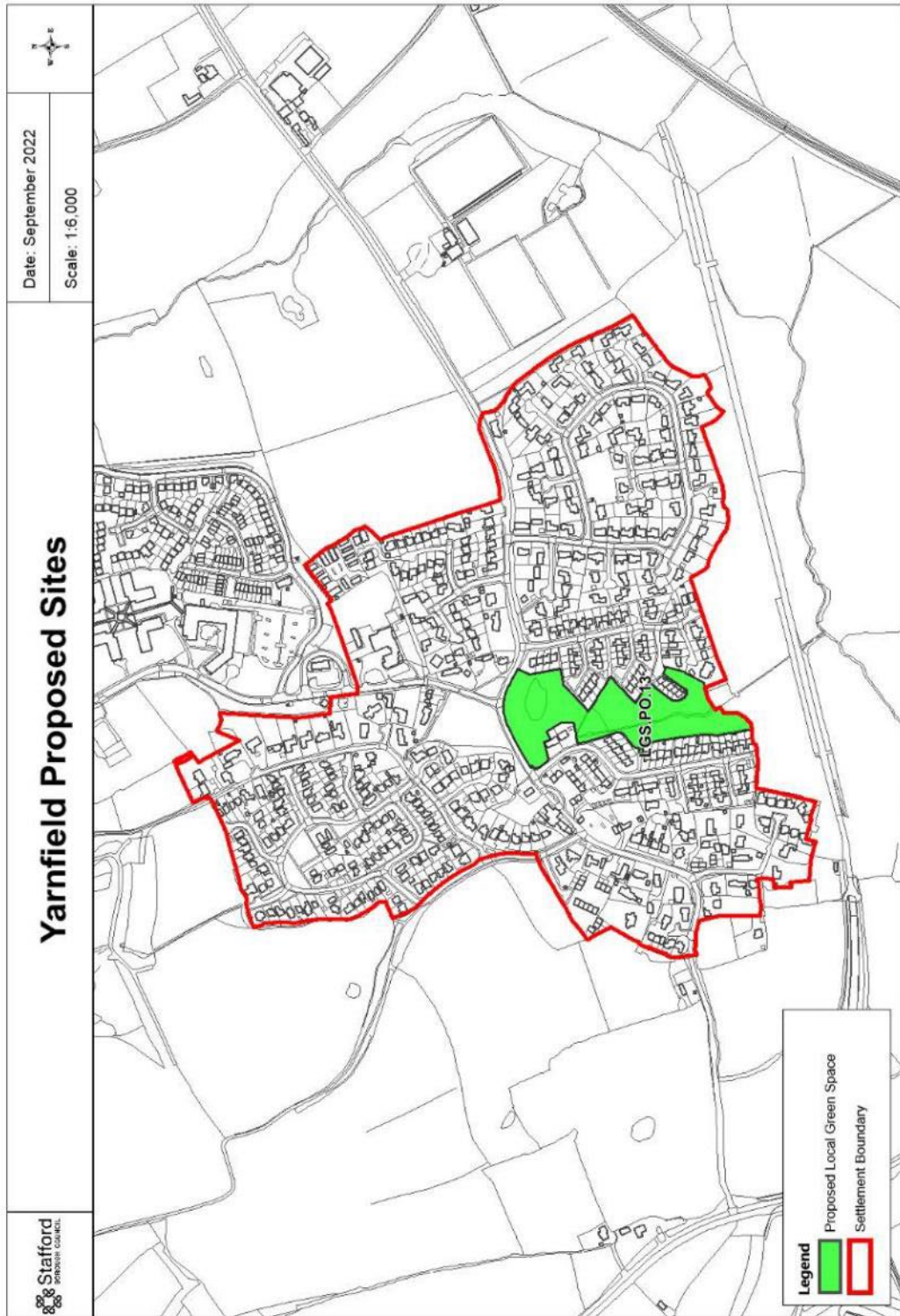
Land Use: Local Green Space

Potential Yield: N/A



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Yarnfield



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Site ID: LGS.PO.13

Site Name: Land in the centre of Yarnfield

Settlement: Yarnfield

Site Area (ha): 1.863

Land Use: Local Green Space

Potential Yield: N/A



Yarnfield - LGS

(1.863 Ha) Date: October 2021



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Appendix 3: Open space standards for new development

Play Spaces defined

Destination Play Spaces: these are the largest play spaces within the borough and are often part of a larger 'park' setting. These are integrated and multifunctional place space with minimum facilities to include toddler play, junior play, dynamic/teenager play, MUGA and wheeled sport. These spaces are designed to provide opportunities for all age ranges to experience play opportunities together via a range of play experiences. Examples of these spaces are Victoria Park and Wildwood Park in Stafford and Westbridge Park in Stone.

Neighbourhood play Spaces: Whilst these areas are smaller than the Destination Play Spaces, they offer a wide range of equipment, that encourages climbing, balancing, sliding, swings and social play opportunities for all ages. Examples of these spaces are Charnley Road and Holmcroft Road in Stafford.

Local Play Spaces: These are the smallest play spaces within the borough and are generally designed, but not always, for younger children to play close to where they live. Whilst our smallest play areas, the equipment should still provide for a range of movement and play experiences. Examples of these play areas are Barnes Road in Stafford and Copeland Drive in Stone.

Open space calculations

The open space requirement is 32m² per person. In order to calculate the open space required by a development the following calculation is done:
Number of houses x 2.33 (average housing occupancy) x 32m² = total amount of open space.

The same calculation is used to calculate off site contributions.

Appendix 4: Parking standards

Design of cycle parking

The preferred and simplest form of cycle parking is that of a Sheffield stand. Stands should be no more than 0.75m high (to the top of the rail) and 0.6 to 1m long. Cycle parking stands should be at least 0.6m from adjacent walls and kerbs to allow for the overhang of the wheels, and require at least 1m clear space in front to allow for bikes to be wheeled into the stand. Stands should be at least 0.8m apart (1m preferable for ease of use) to allow adequate space for both sides of the stand to be occupied. Short-stay cycle parking should be close to entrances in locations with higher footfall to increase security. Longer-stay cycle parking should be covered. The location of cycle parking within buildings should be easily accessible, step free and with enough space to turn the cycle when going in and out. Residential bicycle parking should be secure and covered. Where residential parking is provided in a private garage, additional space should be provided in the dimensions of the garage to accommodate bicycle storage.

Electric vehicle charging points

Electric vehicle charging points shall be provided in accordance with the requirements of the Building Regulations.

Standards by use class

The car parking standards detailed below should generally be taken as a requirement. However, in determining planning applications the borough council will judge the individual circumstances of each proposed development in assessing the specific parking needs. For example, a proposal to change the use of an existing building on a restricted site may not be able to meet the standard for the new use. Even in these cases, it will be a basic requirement that no traffic hazard or nuisance should be caused. Any under or over provision of parking will need to be justified by clear and justifiable evidence.

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
E(a) shops (non-food retail and non-retail-warehousing)	1 space per 20 m ² gross floor area up to 1,000m ² and 1 space per 14m ² thereafter	1 per 70m ²	In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development, there will be no requirement for additional provision of car parking subject to no loss of existing facilities.
E(a) shops (food retail)	1 per 14m ² of gross floor area	1 per 70m ²	Lower levels of car parking provision are likely to be appropriate in town centres especially for smaller stores
E(a) retail warehousing	1 space per 20m ² of gross floor area, plus 1 per 100m ² for staff parking. Where retail warehouses include garden centres / DIY, a higher standard of 1 space per 15m ² of gross floor area will be required for customer parking.	1 per 70m ²	
EI(i) and EI(ii) financial and professional services	1 per 30m ²	1 per 70m ²	In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development, there will be no requirement for additional provision of car parking subject to no loss of existing facilities.

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
E(b) restaurants and cafes	1 space per 2 staff employed at peak operating times and 1 space per 5m ² or 4 seats	1 per 25m ² plus 1 per 4 staff	In town centres where public car parking is normally available and is sufficient to meet current and expected demand from the proposed development, there will be no requirement for additional provision of car parking subject to no loss of existing facilities.
Sui generis hot food takeaway	2 spaces, plus 1 space per 5m ² of public floor space for customers	1 per 25m ² plus 1 per 4 staff	The car parking standards may be relaxed or waived where public parking is readily available nearby.
E(g)(i) offices	1 space per 25m ² gross floor area up to 250m ² , then 1 space per 30 square metres thereafter.	1 per 36m ²	Lower levels of car parking provision are likely to be appropriate in town centres
E(g)(ii) and E(g)(iii) research and development and light industry	1 space per 35m ² up to 235m ² gross floor space; 1 space per 60m ² thereafter.	1 per 36m ²	
B2 industry	1 space per 25 m ² gross floor space up to 250m ² then 1 space per 50 m ² thereafter. In cases where ancillary office space does not exceed 100m ² , no additional provision is necessary, thereafter 1 space per 25m ² will be required.	1 per 60m ²	

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
B8 storage and distribution	1 per 80m ²	1 per 80m ² up to 1000sqm of floor area, 1 per 500sqm over 1000sqm of floor area	
C1 hotels and hostels	1 per resident staff, 1 per 3 non-resident staff, 1 per bedroom	1 per 5 bedrooms plus 1 per 4 staff	Lower levels of car parking provision are likely to be appropriate in town centres
C2 residential institutions	1 per resident staff, 1 per non-resident staff at peak working times, 1 per 3 bed spaces for visitors	1 per 20 beds plus 1 per 4 staff	For residential care/nursing homes an ambulance space should also be provided in a position which would not impede site access but located as close as possible to the main entrance of the establishment.

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
C3 detached or semi-detached dwelling house	Up to 3 bedrooms 2 spaces 4 or more bedrooms 3 spaces	1 secure, covered space per dwelling (does not apply to householder extensions)	<p>Car parking spaces to measure at least 2.4 x 4.8m.</p> <p>Garage parking spaces to measure at least 3m x 6m internally.</p> <p>Where an extension of an existing dwelling would result in an increase in the number of bedrooms the minimum car parking provision in this table will apply. For example, a development going from 3 to 4 or more bedrooms would be expected to provide parking provision of at least 3 spaces.</p> <p>All spaces should be provided within the curtilage of the dwelling.</p>
C3 dwelling house forms other than detached/se mi-detached this includes terraced houses, flats and maisonettes	(a) up to 2 bedrooms – 1 space per dwelling plus (in developments of 4 or more dwellings) 1 space per 4 dwellings for visitors. (b) 3 or more bedrooms – 2 spaces per dwelling plus (in developments of 4 or more dwellings) 1 per 4 for visitors.	1 secure, covered space per dwelling (does not apply to householder extensions)	<p>Spaces should be provided within the curtilage of the dwelling if possible, otherwise communally within the curtilage of the development, and wherever possible within sight of the dwelling and/or within 45 metres thereof.</p> <p>Where an extension of an existing dwelling would result in an increase in the number of bedrooms the minimum car parking provision in this table will apply.</p>

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
C3 sheltered housing/age-restricted housing/retirement housing	1 space per 4 dwellings, plus 2 spaces per resident staff plus 1 space per non-resident staff present at peak working times. If development comprises owner-occupied dwellings, 1 space per dwelling	1 secure, covered space per dwelling	Spaces should be provided communally, preferably adjacent to, but no more than 45 metres from, the dwelling, to allow for resident and visitor parking.
C4 houses in multiple occupation	1 space per 2 bedsits or bedrooms	1 secure, covered space per bedsit or bedroom	Space should wherever possible be provided within the curtilage of the existing dwelling.
E(e) Health Centres, Dentists, Doctors or Veterinary Surgeries	- 1 space per medical practitioner, plus 1 space per staff member present at peak working times, plus 3 spaces per consulting room / cubicle.	1 per 4 staff plus 1 per consulting room	
F1 (not including F1(a)) Public halls, community centres art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law courts.	1 space per full-time staff member, plus 1 space per 30 square metres public floor area, 1 per 10 seats for places of worship ¹	1 per 30m ² plus 1 per 4 staff, 1 per 10 seats for places of worship	

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
F2(b) Local Halls or community centres	1 space per full-time staff member, plus 1 space per 30 square metres public floor area, 1 per 10 seats for places of worship ¹	1 per 30m ² plus 1 per 4 staff, 1 per 10 seats for places of worship	
E(f) Creches, nurseries and day centres	1 space per 2 staff normally present at peak working times, plus 1 space per 5 child placements and / or adequate pick up / set down points within the curtilage of the facility.	1 per 15 children plus 1 per 4 staff	Where possible, emergency vehicle access should also be provided which cannot be obstructed by any of the above parking provision.
F1(a) Schools for pupils up to 18 years	1 space per full-time staff member, plus 1 space per 30 pupils for parents/visitors.	1 per 5 children plus 1 per 4 staff	
F1(a) Further and higher education	1 space per full-time staff member, plus 1 space per 15 students [plus 1 space per 4 academic/administrative staff for visitors.	1 per 3 students plus 1 per 4 staff	
Sui generis Cinemas, Bingo and Concert Halls	1 space per senior member of staff plus 1 space per 10 seats in town centres or 1 space per 4 seats for out of centre developments.	1 per 20 seats or 1 per 75m ² plus 1 per 4 staff	

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
E(d) Sport and leisure centres	1 space per 2 members of staff present at peak work times; 1 space per 20 square meters indoor playing area for participating customers; 3 spaces per squash court; 1 space per 2 players / officials capable of using outdoor playing space at any one time; 1 space per 10 square metres of swimming pool surface area, plus 1 space per 4 seats for spectators; 3 spaces per bowling alley lane; 1 space per snooker or pool table.	1 per 75m ² plus 1 per 4 staff	
F2I Tennis, Golf, Bowling Facility	1 space per 3 square metres of indoor public floor area; 2 spaces per green/court; 1 space per lane of any driving range.	1 per green/court/lane plus 1 per 4 staff	
F2I Cricket, Football, Rugby	1 space per 3 square metres of public floor area of buildings; 3 spaces for each team capable of using the facility at any one time.	3 spaces for each team capable of using the facility at any one time	

Use class	Minimum car parking provision (no. of spaces)	Minimum bicycle parking provision (no. of spaces)	Additional considerations
Sui generis Car vehicle showrooms	For staff as with B1(a) offices, for customers 1 per 40sqm display space plus 1 per 10 outside display spaces	1 per 4 staff	Where retail sales are also present at a facility, the appropriate Class E(a) standard will normally be required.
Sui generis Vehicle repair and servicing garages	3 car / lorry spaces as appropriate per service bay plus 1 space per 50 square metres for staff.	1 per 4 staff	Where retail sales are also present at a facility, the appropriate Class E(a) standard will normally be required.
Sui generis Car washing facilities	5 queueing spaces	1 per 4 staff	

Appendix 5: Superseded policies

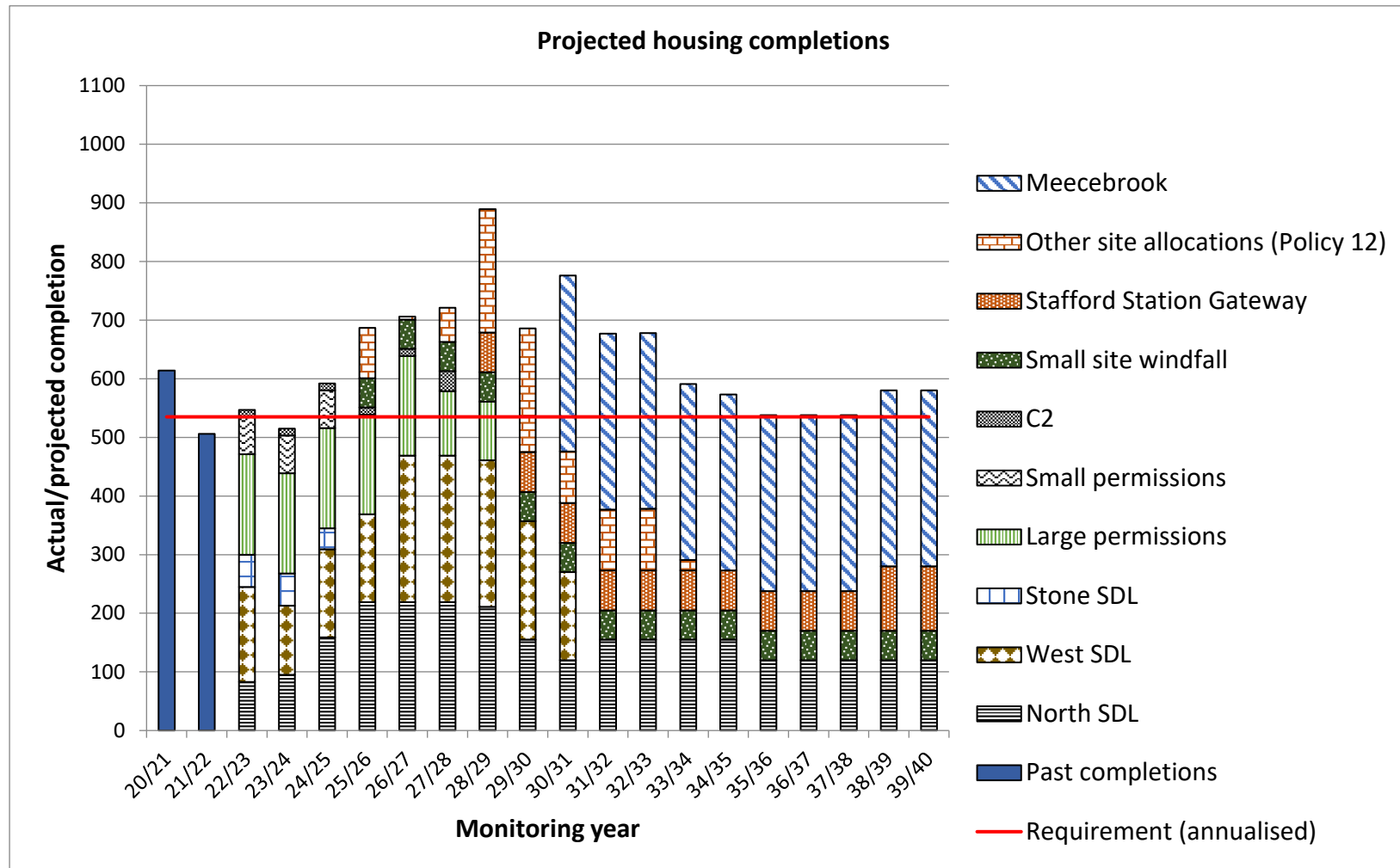
Plan for Stafford Borough Policy	New Local Plan 2020-2040 policy
SP1 Presumption in favour of sustainable development	Not replaced
SP2 Stafford Borough Housing and Employment Requirements	1 Development Strategy
SP3 Stafford Borough Sustainable Settlement Hierarchy	2 Settlement hierarchy
SP4 Stafford Borough Growth Distribution	1 Development Strategy
SP5 Stafford Borough Employment Growth Distribution	1 Development Strategy
SP6 Achieving Rural Sustainability	3 Development in rural areas – general principles
SP7 Supporting the Location of New Development	3 Development in rural areas – general principles
Stafford 1	12 Other housing land allocations 16 Protection of employment land 19 Town centres and main town centre uses
Stafford 2 North of Stafford	9 North of Stafford
Stafford 3 West of Stafford	10 West of Stafford
Stafford 4 East of Stafford	Not replaced
Stone 1	12 Other housing land allocations 16 Protection of employment land 19 Town centres and main town centre uses
Stone 2 west and south of Stone	Not replaced
E1 Local Economy	16 Protection of employment land 19 Town centres and main town centre uses 18 Home working and small-scale employment uses
E2 Sustainable Rural Development	3 Development in the open countryside 17 Recognised Industrial Estates 18 Home working and small-scale employment uses 20 Agricultural and forestry development 27 Replacement dwellings 28 Extension of dwellings
E3 Recognised Industrial Estates	17 Recognised Industrial Estates
E4 Raleigh Hall and Ladfordfields RIE	Not replaced

Plan for Stafford Borough Policy	New Local Plan 2020-2040 policy
E5 Major Developed Sites in the Green Belt	Not replaced
E6 Tourism	21 Tourism development
E7 Canal Facilities and new marinas	22 Canals
E8 Town, local and Other Centres	19 Town centres and main town centre uses
T1 Transport	52 Transport
T2 Parking and Manoeuvring Facilities	53 Parking and electric vehicle charging point standards
C1 Dwelling Size and Mix	31 Housing mix and density
C2 Affordable Housing	23 Affordable housing
C3 Specialist housing	24 Homes for life
C4 Housing Conversions and Subdivisions	29 Residential subdivision and conversion
C5 Residential Proposals outside the Settlement Hierarchy	25 Rural exception sites 26 New rural dwellings 27 Replacement dwellings 3 Development in the open countryside
C6 Provision for gypsies, travellers and travelling show-people	30 Gypsy and traveller accommodation
C7 Open space, sports and recreation	47 Green and blue infrastructure network
N1 Design	34 Urban design general principles 35 Architectural design 36 Landscaping design 43 Sustainable drainage
N2 Climate change	4 Climate change 43 Sustainable drainage
N3 Low carbon and renewable energy	40 Renewable and low carbon energy
N4 Natural Environment and Green Infrastructure	46 Green and blue infrastructure network 47 Biodiversity
N5 Sites of European, national and local conservation importance	47 Biodiversity
N6 Cannock Chase SAC	48 Special Areas of Conservation
N7 Cannock Chase AONB	45 Cannock Chase AONB
N8 Landscape Character	44 Landscapes
N9 Historic Environment	41 Historic environment
I1 Infrastructure Delivery	37 Infrastructure to support new development

Superseded neighbourhood plan policies

To be completed prior to Regulation 19 consultation.

Appendix 6: Housing trajectory



	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40
Past completions	614	506																		
Stafford North SDL			83	95	159	219	219	219	211	155	120	155	155	155	155	120	120	120	120	120
Stafford West SDL			162	118	150	150	250	250	250	202	150	47								
Stone SDL			55	55	36															
Large permissions			171	171	171	170	170	110	100											
Small permissions			64	64	64															
C2			12	12	12	12	12	34												
Small site windfall						50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Meecebrook											300	300	300	300	300	300	300	300	300	300
Stafford Station Gateway									70	70	70	70	70	70	70	70	70	70	100	100
Other site allocations (policy 12)						86	5	58	210	211	88	104	105	18						

Appendix 7: Employment land commitments

B1, B2, B8 Commitments as at 31 March 2022

Reference	Address	Use classes	Hectares committed
20/33372/FUL	Pasturefields Industrial Estate, Pasturefields Lane, Stafford ST18 0PH	E	0.16
18/28934/FUL	Land opposite unit 17A Hixon Airfield Industrial Estate, Hixon, ST18 0PF	E/B2	0.06
19/29954/OUT	Land at Air & Ground Aviation, New Road, Hixon	E/B2/B8	4.44
19/31520/REM	Land off New Road, Hixon	E/B2/B8	7
20/31862/OUT	Land west of Raleigh Hall Industrial Estate	E/B2/B8	4.26
19/29884/FUL	Raleigh Hall Industrial Estate Biomass Power Plan Site, Swynnerton Road, Sturbridge, ST21 6JL	B2	0.38
21/33873/FUL	Unit 25 Cold Store Area, Raleigh Hall Industrial Estate, Swynnerton Road, Sturbridge, ST21 6JL	E/B2/B8	0.02
98/35897/OUT & 10/13609/EXT & 14/21379/EXTO	Meaford (Stone) – Remainder of outline planning permission	E/B2/B8	15.93
Meaford Gas Fired Generating Station Order 2016	Meaford Energy Centre **	Sui generis	16.6
20/33588/FUL	Plot 10 Land adjacent to Beacon Business Park, Weston Road, Stattord, ST18 0GA	E/B2/B8	0.35
20/33137/FUL	Land off A34 North at Redhill, Stone Road, Stafford	B8	28.96
12/17490/FUL	Land at Paton Drive	E/B2/B8	3.27
14/21190/FUL	Neptune Business Park, Great Haywood	B8	0.44

Reference	Address	Use classes	Hectares committed
16/23975/FUL	Land off Diamond Way, Stone, ST15 0TL	E/B2/B8	1.2
16/24949/FUL	Land Adj To DC1 Sleeper Spinney, Shackleton Way Stafford	B8	4.78
17/27028/OUT*	Land south of Creswell Grove adjoining M6, Creswell Grove, Creswell	E/C1/Sui generis	0.87
19/30916/FUL	The old railway station, Sandon Bank, Sandon ST18 0DJ	E	0.4
	Small site of less than 0.4ha (not listed)		1.2
		TOTAL	90.32

**the Meaford Gas Fired Generating Order 2016 consent is included in the commitments despite the fact that this is not a B-class use consent, because it is anticipated that this consent will be replaced with a consent for B-class use.

Remaining Plan for Stafford Borough allocations awaiting planning permission:

Beacon Business Park	12.4
Ladfordfields Rural Employment Area	5.8
Total	18.2

Appendix 8: Glossary

Accessible natural green space: places that are available for the general public to use free of charge and without time restrictions (although some sites may be closed to the public overnight and there may be fees for parking a vehicle) and are places where human control and activities are not intensive so that a feeling of naturalness is allowed to predominate.

Air Quality Management Area: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Area of Outstanding Natural Beauty (AONB): A national designation to protect areas of landscape importance.

Biodiversity Alert Site (BAS): Sites important for nature conservation at the county or borough's level and represent habitats of uncommon quality which are often difficult to recreation. Many support UK Biodiversity Action Plan priority habitats and species. These sites are not statutorily protected.

Biodiversity Action Plan Priority Species: Species that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (BAP).

Conservation area: An area of special architectural and / or historic interest that deserves preservation or enhancement of its character or appearance, designated by the borough council.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Destination park: As defined in Appendix 3.

Development plan: The council's statutory planning policies, as set out in its local plan, together with neighbourhood plans that have been 'made' and the minerals and waste planning policies of Staffordshire County Council. Planning applications are determined in accordance with the policies of these plans unless material considerations (defined below) indicate otherwise.

Diversification of agricultural holdings: Where diversification refers to all activities other than farm work that have an economic impact on the holding. Provided that such activities make use of the farm's resources (such as the land, buildings or machinery) or products. If only the farm's labour force and no other resources are used for the activity, then this is not classed as being a diversified activity. Agricultural work for other holdings is included. Exclusions are: pure financial

investments; commercial activity on the holding which is not linked to any agricultural or horticultural activity (e.g. a hairdresser or insurance company); renting out the land for diverse activities where there is no further involvement in these activities; and letting out of buildings. Included in the definition are: contracting and haulage, including any agricultural contracting, haulage; tourism, which includes accommodation and sport/leisure activities; environment, which includes aquaculture and forestry; and processing and food manufacture, including animal or arable products (e.g. cheese-making), handicraft and wood processing.

Employment use: In this plan employment use means B2 and B8 uses within the Town and Country Planning (Use Classes) Order 1987, together with uses falling within class E(g)(ii) and (iii) and, subject to compliance policy 19 on town centre uses, class E(g)(i).

Entry level exception site: Is defined in paragraph 72 of the NPPF (2021) as suitable for first time buyers (or those looking to rent their first home) and comprising entry-level homes that offer one or more types of affordable housing as defined in Annex 2 of the NPPF. Such sites be adjacent to existing settlements, proportionate in size to them and are not permitted in the Green Belt.

European Site: Sites that are afforded the highest levels of protection in the UK through European legislation. They include Special Areas of Conservation (SAC), candidate SAC (cSAC), Special Protection Areas (SPA), proposed SPA (pSPA), European offshore Marine Sites and Ramsar.

First Homes: First Homes are a specific kind of discounted market sale housing and are a type of affordable housing. First Homes:

- a) must be discounted by a minimum of 30% against market value and a price after discount of no more than £250,000;
- b) are sold to first time buyers who have a combined annual household income not exceeding £80,000; and
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) when sold.

Green Belt: Open land designated under the Local Plan. Its purpose is to prevent urban sprawl by keeping land permanently open. Located in the north of the Borough (North Staffordshire Green Belt) and the south of the Borough (West Midlands Green Belt).

Green and Blue Infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which are capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Gypsies and Travellers: These are persons of a nomadic habitat, but also includes people who may have stopped travelling.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Local Green Space: Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space is afforded the same level of protection as Green Belt.

Local Nature Reserve (LNR): Statutory protected sites designated under Section 21 of the National Parks and Access to the Countryside Act 1949.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Material consideration: A material planning consideration is one which is relevant to the consideration of an application for planning permission. A wide range of things can be material considerations. However, as planning is concerned with the public interest the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light are not material considerations.

Non-designated heritage asset: Non-designated heritage assets are locally identified buildings, monuments, sites, places, areas or landscapes identified by the local plan making body as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

Operational energy: Means energy used in the operation of the building, not in its construction.

Permitted Development: Means those categories of development which are granted deemed planning permission, subject to conditions, by development order made under sections 59, 60, 61, 74 and 333(7) of The Town and Country Planning Act 1990. At the time of writing the current permitted development order is The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Planning obligation / section 106: Contributions secured by the council to help provide or fund infrastructure items or services that will help make development acceptable in planning terms.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the council's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Areas of Conservation (SAC): Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Specialist housing: Housing intended for those with specialist needs, including housing for disabled or older people; move-on accommodation (for homeless people); and other forms of supported and specialised housing.

Sustainable urban drainage systems (SuDS): Measures to increase permeable surfaces in an area therefore allowing a slow release of water rather than fast run-off.

SuDS Management Train: A sequence of measures employed in a SuDS scheme. which, taken together, control volumes of run off and reduce pollution before discharge. These measures are designed to emulate the natural catchment process.

Travelling Showpeople: These are members of a community who travel the country holding fairs and circuses but may include people who may have stopped travelling.

Visitor accommodation: All types of short-stay overnight accommodation for visitors including bed and breakfasts, hotels, and holiday-lets of all types.

Windfall sites: Sites not specifically identified in the development plan.

Appendix 9: Meecebrook Garden Community concept masterplan, design and development principles and infrastructure delivery schedule

These documents are under preparation and will be included at the Regulation 19 stage after the preferred options consultation.

