



## **The Plan for Stafford Borough: Part 2 Proposals Consultation Stage**



**2015**



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## 1 Introduction

### 1 Introduction

#### What is the Plan for Stafford Borough Part 2?

**1.1** The Plan for Stafford Borough Part 2 is the second part of the new Local Plan for Stafford Borough (2011 - 2031). The Local Plan will guide where new development will take place across the Borough area, and identify how places will be shaped in the future. The purpose of the Local Plan is to set out a vision for the development of the Borough, objectives to guide growth, and policies to make sure that new development meets local needs in line with national policy.

**1.2** The Local Plan for Stafford Borough consists of three documents:

- **The Plan for Stafford Borough** which sets out the strategic policies for the Borough. It contains the development strategy, including identifying the sustainable settlement hierarchy, allocates significant development for Stafford and Stone through Strategic Development Locations and details topic specific policies. The Plan for Stafford Borough was adopted on the 19th June 2014.
- **The Plan for Stafford Borough: Part 2** (formerly known as the Site Allocations document<sup>(1)</sup>) sets out an approach to development in the sustainable settlement hierarchy, establishes boundaries for the Recognised Industrial Estates, considers retail frontages, and gypsy and traveller allocations.
- **The Policies Map** (including inset maps) identifies on an Ordnance Survey base the precise locations and boundaries affected by policies and proposals in the two parts of the Plan.

**1.3** The Plan for Stafford Borough Part 2 (this document) should not be considered in isolation. It should be read in conjunction with the [Plan for Stafford Borough](#).

**1.4** The Plan for Stafford Borough has established the cornerstones of the Borough's development strategy and contains the majority of policies needed to manage development in the Stafford Borough area. Therefore the Part 2 document is much shorter and succinct, focused on specific topics to provide further clarity in the context of the Plan for Stafford Borough. This is primarily due to the decisions already taken, based on the options considered and now enshrined in the adopted Plan for Stafford Borough.

**1.5** The Local Plan is supported by a range of other planning policy documents, such as Supplementary Planning Documents, the Statement of Community Involvement and Annual Monitoring Reports. For more information about these documents please visit the Forward Plans section of the Council website at: [www.staffordbc.gov.uk/planning-policy](http://www.staffordbc.gov.uk/planning-policy).

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1 The Plan for Stafford Borough: Part 2 was formerly referred to as a Site Allocations document within the Plan for Stafford Borough.

## What is the Proposals Document?

**1.6** This document is the Proposals consultation document. The overall strategy for development to 2031 is established in the Plan for Stafford Borough. This document provides options for key topic areas such as boundaries and frontages which were not covered in the Plan for Stafford Borough. The purpose of this stage is to gather stakeholder opinion on the proposed policies and boundaries. The document sets out a number of proposed boundaries and policies. As the core direction of travel has been established in the Plan for Stafford Borough there are limits on the potential discrete 'options' available at this stage. There are however, a vast number of little options, such as the exact location of the boundary lines and the inclusion / exclusion of certain areas of land. Providing maps of each and every option is unfeasible as there are too many. Therefore the Council has set out a proposed option and justified why this is the most appropriate approach. This consultation provides members of the public and key stakeholders with the opportunity to agree or disagree with the proposed approach, and propose alternatives if required.

**1.7** Comments made at this stage will be used to help shape the Publication Plan, which will be consulted on later in the year before submission to the Secretary of State for the independent Examination. The proposed timetable for the production of the Plan for Stafford Borough Part 2 is set out below:

**Table 1 Timetable for the production of the Plan for Stafford Borough Part 2**

Milestone	Target Date
Commencement	Underway
Proposals consultation	June / July 2015
Publication of the Plan for Stafford Borough Part 2 - representations invited on soundness and legal compliance	December 2015
Submission to the Secretary of State	April 2016
Examination	July 2016
Adoption	December 2016

**1.8** In preparing the Plan for Stafford Borough Part 2 Proposals document a wide range of evidence, technical studies and consultations from the Plan for Stafford Borough has been taken into account. We are now seeking your views on the proposed options set out in this document. All the responses received will be considered by the Council before putting together the Publication version of the Plan later this year.

By getting involved in the preparation of the Plan for Stafford Borough Part 2 you can help shape future development in the Borough. Now is the time to influence the Plan. You are invited to make your comments on the content of any paragraph in the document. If you are doing this using the on-line consultation you can click to the right of each paragraph. If you

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choose to use e-mail or letter we would ask you to identify the paragraph number, specific boundary, and location or question to which your comments refer. All comments received will be published and made available to view on-line.

You can make comments on-line through our on-line consultation system at <http://staffordbc-consult.objective.co.uk/portal/>

Or via post to the following address: Forward Planning, Civic Centre, Riverside, Stafford, ST16 3AQ

Or by e-mail to [forwardplanning@staffordbc.gov.uk](mailto:forwardplanning@staffordbc.gov.uk)

If you wish to respond to the Proposals consultation please provide your feedback to Stafford Borough Council **by 12 noon on Wednesday 15th July 2015.**

If you need this information in large print, Braille, other language or on audio cassette please contact: 01785 619000

### **Sustainability Appraisal**

**1.9** The Plan for Stafford Borough Part 2 has been subject to a Sustainability Appraisal which incorporates the requirements of Strategic Environmental Assessment. The purpose of the Sustainability Appraisal is to help establish the best approach to development amongst all reasonable alternatives. Appraising the social, environmental and economic effects of all potential strategies and policies in the new Local Plan will ensure that decisions are made that accord with the principles of sustainable development, as defined in the National Planning Policy Framework.

**1.10** A Sustainability Appraisal framework was prepared in 2007, which identifies relevant sustainability objectives for the Borough and facilitated an assessment during the preparation of the Plan for Stafford Borough, through a series of Sustainability Appraisal reports. A similar process will be carried out in producing the Plan for Stafford Borough Part 2. The Sustainability Appraisal to support this Proposals document can be found at [www.staffordbc.gov.uk/sustainability-appraisal](http://www.staffordbc.gov.uk/sustainability-appraisal)

## Settlement Proposals 2

## 2 Settlement Proposals

**2.1** The Development Strategy for Stafford Borough over the Plan period (2011 - 2031) is set out in section 6 of the Plan for Stafford Borough. Spatial Principle 2 establishes the substantial scale of change for the Borough which will take place over this period, it plans for 500 new houses a year (10,000 over the Plan period) and 8 hectares a year of new employment land. The majority of the growth is to occur at key settlements identified in the sustainable settlement hierarchy, identified through Spatial Principle 3.

### **SPATIAL PRINCIPLE 3 (SP3) – STAFFORD BOROUGH SUSTAINABLE SETTLEMENT HIERARCHY**

The majority of future development will be delivered through the Sustainable Settlement Hierarchy based on the following areas:

1. County Town of Stafford
2. Market Town of Stone
3. Key Service Villages of Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield

**2.2** Spatial Principle 4 directs the majority of growth to the larger settlements in the hierarchy, and the wider Plan sets out that this will mainly be delivered at four Strategic Development Locations (SDLs), three at Stafford and one at Stone. Development at Stafford, Stone and the key service villages provides an opportunity to improve and regenerate the urban areas by introducing new investment, widening choice, and promoting the reuse of empty buildings and brownfield land.

### **SPATIAL PRINCIPLE 4 (SP4) – STAFFORD BOROUGH HOUSING GROWTH DISTRIBUTION**

In order to achieve the scale of new housing identified in Spatial Principle SP2, the annual targets for the distribution of housing development, supported by necessary infrastructure, will be:

- Stafford 70%
- Stone 10%
- Key Service Villages 12%
- Rest of Borough Area 8%

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**2.3** Since the adoption of the Plan for Stafford Borough many sites have been built out or have gained planning permission and are considered as "commitments". The current position is that at least 10,800 houses are either completed, committed through planning permissions or allocated through the Strategic Development Locations, since the start of the Plan period. At the end of March 2015 the proportional split of these commitments was as follows:

**Table 2 Current commitments**

	SP4 figure based on SP2 (500 per year)	Current position	% over SP4
Stafford	7,000	7,586	+ 8.37%
Stone	1,000	1,105	+ 10.50%
Key Service Villages	1,200	1,330	+ 10.83%
Rest of the Borough Area	800	792	- 1.01%
Total	10,000	10,812	+ 8.12%

**2.4** As the table above demonstrates more houses are likely to be delivered than the target figure of 10,000 houses over the Plan period. This figure does not represent a ceiling or a maximum, but establishes a context against which necessary supporting infrastructure can be planned. In addition, and more importantly for the work of Part 2, the Plan for Stafford Borough also establishes a clear intent that, in order to promote patterns of development that are sustainable, growth should be distributed to reflect the % split established in Spatial Principle 4 (SP4). One of the ways that the Plan can control the direction of change is by establishing settlement boundaries for each of the settlements in the sustainable settlement hierarchy.

**2.5** It is useful here to consider the context and history of how the hierarchy was developed. The pattern of growth delivered under the previous Stafford Borough Local Plan 2001 led to a larger proportion of housing being completed within rural settlements and as barn conversions, than at Stafford and Stone which have more services and facilities. This distorted the intended distribution of housing within the previous Local Plan.

**2.6** The Development Strategy of the Plan for Stafford Borough (in particular SP4) sets out a clear approach to deliver more sustainable patterns of growth, focused on Stafford and Stone. The settlements at the top of the hierarchy are most sustainable and those at the lower end are less sustainable, based on availability and access to services and facilities. The level of growth planned for each level of the hierarchy thus reflects the sustainability status of that settlement.

**2.7** The supporting text of the Plan for Stafford Borough is clear at para 6.44, where it states that without intervention the previous delivery trends would have been set to continue. The establishment of settlement boundaries will identify sufficient land within the boundaries to at least deliver the levels of housing growth required through the Plan for Stafford Borough.



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**2.8** To support this hierarchy, and to ensure the levels of growth remain consistent with the proportions of SP4, settlement boundaries will be established for each settlement in the hierarchy, based on the Plan for Stafford Borough Spatial Principle 7. SP7 should be read in two parts. Firstly it explains the approach to development to be applied either side of the boundary (once established), and secondly it lists the criteria that will be used in defining the boundary itself (this criteria are also to be used prior to establishing the boundary). Essentially, the Plan establishes the principle of support for development inside the boundary, and seeks to restrict development outside the boundary.

**2.9** The policy and its two distinct parts are highlighted below: part 1 which establishes the principle that development should be located within established settlement boundaries is shown in un-bolded text, part 2 which sets out the approach to establishing boundaries is shown in bold text.

### **SPATIAL PRINCIPLE 7 (SP7) – SUPPORTING THE LOCATION OF NEW DEVELOPMENT**

Settlement Boundaries will be established for the Sustainable Settlement Hierarchy defined in Spatial Principle SP3. Development or activities of a scale and nature appropriate to secure the sustainability of each settlement, where in the case of housing proposals this is consistent with the delivery of the proportions of development intended by Spatial Principles SP2, SP3 and SP4, will be supported within the Settlement Boundaries. Development in other locations (in settlements or in the countryside) will only be supported where:

- i) If located within the Green Belt, it is consistent with national policies for the control of development, and Policy E5;
- ii) It is consistent with the objectives of Spatial Principles SP6, Policies E2 and C5 in supporting rural sustainability;
- iii) It does not conflict with the environmental protection and nature conservation policies of the Plan;
- iv) Provision is made for any necessary mitigating or compensatory measures to address any harmful implications.

**Settlement Boundaries will be established in accordance with the following criteria. Prior to the establishment of the actual boundaries these principles will be used to assess the acceptability of individual proposals at the Settlements. Settlement Boundaries will be defined to ensure that development within that boundary will, in principle, be acceptable because it:**

- a) is in, or adjacent to, an existing settlement;**
- b) is of an appropriate scale to the existing settlement;**
- c) is accessible and well related to existing facilities;**

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**d) is accessible by public transport, or demonstrates that the provision of such services could be viably provided;**

**e) is the most sustainable in terms of impact on existing infrastructure, or demonstrate that infrastructure can be provided to address development issues;**

**f) will not impact adversely on the special character of the area, including not impacting on important open spaces and views, all designated heritage assets including, Listed Buildings, Conservation Areas and locally important buildings, especially those identified in Conservation Area Appraisals;**

**g) will appropriately address the findings of the Landscape Character Assessment, and the conservation and enhancement actions of particular landscape policy zone / zones affected;**

**h) will not lead to the loss, or adverse impact on, important nature conservation or biodiversity sites;**

**i) will not lead to the loss of locally important open space or, in the case of housing and employment, other locally important community facilities (unless adequately replaced);**

**j) will not be located in areas of flood risk or contribute to flood risk on neighbouring areas;**

**k) will ensure adequate vehicular, pedestrian and cycle access as well as cycle and short stay parking facilities on the site; and**

**l) will not adversely affect the residential amenity of the locality.**

Development proposals should maximise the use of brownfield redevelopment sites within the Borough's towns and villages to reduce the need for greenfield sites. Only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released.

**2.10** The bold text provides a list of criteria which form the starting point for establishing boundaries for the settlements. Following the adoption of the settlement boundaries through the Plan for Stafford Borough Part 2, this bold policy text will cease to be relevant, and the approach to development inside and outside the boundary will be set by the first part of the Spatial Principle.

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### **Methodology**

**2.11** The proposed settlement boundaries have been established through a methodology primarily based on the guidance and requirements established within Spatial Principle 7. In addition, in practical terms, account has also been taken of the following factors:

- Recognised physical features
- Sites with planning permission (a mixture of completed sites and un-implemented permissions)
- Previous residential development boundaries (from the now superseded [Stafford Borough Local Plan 2001](#))
- Environmental and landscape designations
- Scale of new development for which provision needs to be made in the Plan
- Extent of domestic garden land on the edge of settlements
- Neighbourhood plan proposals for new development

**2.12** Each of these additional factors are now explained more fully in turn:

#### **Recognised physical features**

**2.13** The proposed boundaries have been drawn following recognisable physical features, wherever possible, in order to make their definition understandable and workable in practice. Features that may be used include roads, rivers and field boundaries.

#### **Sites with planning permission**

**2.14** The Plan for Stafford Borough has a start date of 2011. Since this start date there have been a number of new planning permissions granted at settlements within the hierarchy. Many of these permissions have been granted under the interim criteria set out in policy SP7. These should now be regarded as part of the established settlement.

#### **Previous Residential Development Boundaries (RDBs)**

**2.15** The previous "Residential Development Boundaries" (RDBs) from the now superseded Stafford Borough Local Plan 2001 provide an historical context which may be relevant to take into account in considering the future planning of each settlement. Since these boundaries no longer have any formal status, and had a slightly different purpose, their location should not determine the future Settlement Boundaries. Under the old Plan each of the main settlements in the Borough had an RDB. The RDBs were a policy prescription intended to establish areas not to be regarded as open countryside.

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**2.16** The key differences between an RDB and a Settlement Boundary are detailed below:

**Table 3 Difference between Settlement boundaries and RDBs**

Residential Development Boundaries	Settlement Boundary
Excludes industrial / commercial land	Includes industrial / commercial land
Excludes community buildings	Includes community buildings

**2.17** A Settlement Boundary is more closely aligned to what most people would perceive as the settlement edge.

### Environmental and landscape designations

**2.18** A range of environmental and landscape designations are considered as unsuitable to be contained within a Settlement Boundary. These are

- Green Belt
- Area of Outstanding Natural Beauty
- Environmentally protected sites e.g. Local Nature Reserves, Sites of Special Scientific Interest, Biodiversity Alert Sites, Sites of Biological Importance, RAMSAR, Special Area of Conservation and Wildlife Sites

**2.19** In Stafford Borough there are two areas of green belt; around the North Staffordshire conurbation and in the south eastern area of the Borough which includes Cannock Chase Area of Outstanding Natural Beauty. The National Planning Policy Framework sets out the government's commitment to maintaining areas of green belt and states that these designations should only be reviewed in exceptional circumstances. There is no need to review the green belt within Stafford Borough as ample land is available in locations outside of the greenbelt to meet the development needs of the Borough. Therefore no review of the green belt is proposed.

### The scale of new development for which provision needs to be made in the Plan

**2.20** A further consideration is the ability to provide for the overall scale of new development proposed in the Plan. The Plan for Stafford Borough sets out an ambitious level of growth for the area. The provision of 10,000 new houses over the Plan period will fully meet the Borough's Objectively Assessed Housing Needs, and the provision of 160 hectares of employment land ensures a joined up housing and employment strategy. Obviously the scale of growth will require land to be included within the boundaries to meet this objective, although most of the larger allocations have already been established in the Plan for Stafford Borough through Strategic Development Locations.

### Extent of domestic garden land on the edge of settlements

**2.21** There are many houses on the edges of settlements in the Borough. A decision must be taken as to whether to include garden land on the edge of the main built-up area as part of the settlement or to exclude it.

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**2.22** The general approach has been to define the boundary along the property boundary (i.e. the garden edge). However, where garden land extends beyond the main built-up part of the settlement, and / or the inclusion (and potential development) would harm the structure, form and character of the settlement they have been excluded. However, at other settlements where the boundary had previously been tight up to the house line it has been extended to the boundary line of the property (i.e. the garden edge) as a more defensible boundary position. This has meant some changes to ensure a consistent approach from the line defined in the previous, now superseded, Residential Development Boundaries.

### Neighbourhood plan proposals for new development

**2.23** Some of the Parishes which contain Key Service Villages have embarked on the process of producing a Neighbourhood Plan (see specific boundary proposal explanations below). Stafford Borough Council fully supports the production of Neighbourhood Plans and has actively engaged with those Parishes who have commenced work on Plans. Some of the Neighbourhood Plans have proposed allocations in their draft / pre-submission Plans, and these have been reflected in the settlement boundaries proposed below. It is noted that some of the allocations in Neighbourhood Plans will provide more housing in Key Service Villages than was anticipated in the Plan for Stafford Borough. However, as the time scales of the Neighbourhood Plans may extend beyond 2031 this does not undermine the development strategy of Plan for Stafford Borough.

**2.24** As neighbourhood plans are progressing through their separate consultation processes within each parish, alterations to the KSV boundary may be proposed. It is intended that the KSV boundary shown in the Plan for Stafford Borough Part 2 and the individual neighbourhood plans should be exactly the same to avoid confusion. Where alterations are suggested as a result of a consultation, the Parish concerned and the Borough Council will establish a solution and the maps within each document will be updated. This close working relationship will ensure that the proposals will remain consistent between the neighbourhood plans and the Plan for Stafford Borough Part 2.

### Proposed Boundaries

**2.25** Using the above methodology, in particular the principle set out in Spatial Principle 7 (SP7) potential boundaries have been established for each settlement. In Spring 2015 site visits took place to "ground truth" the boundaries, and photographic evidence was collected to support the identification of each settlement boundary.

**2.26** As explained previously the principal function of a settlement boundary is to provide developers and the public with a clear indication of where development will and will not be acceptable. To this end, the settlement boundary indicates the precise development limit boundary, outside of which land is regarded as unsuitable for development (bar exceptions). The settlement boundary confers within it a general presumption in favour of proposals for development where it is consistent with other policies. Land allocated or considered acceptable in principle for development is included within the boundary.

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**2.27** For each settlement one preferred option is set out. To a certain extent the location of these boundaries is already dictated by the permissions that have been granted in the early years of the Plan. The boundaries accommodate more than enough land needed to meet the housing and employment requirements of the Borough, and will ensure that the boundaries remain relevant for the Plan period and beyond.

### **Policy SB1 Settlement Boundaries**

Settlement Boundaries for the settlements listed in Policy SP3 are identified on the following inset maps:

Stafford, Stone, Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield

### **Question 1**

Do you agree with the proposed wording of policy SB1?

## **Protected Land within Boundaries**

**2.28** Although Settlement Boundaries are effective at identifying the limits of where development will or will not be encouraged as a principle, there are certain assets within the Boundaries that are worthy of protection from development, such as key community facilities and green spaces. To ensure an appropriate balance of sustainable development is achieved, and to avoid cramming within the settlement which may result in a potential reduction in the quality and character of the settlement, protection designations are suggested within each Settlement Boundary: protected community facilities, protected local green space and protected employment areas.

### **Protected Community Facilities:**

**2.29** The settlements in the sustainable settlement hierarchy were selected primarily due to their service provision and community facilities. Some of these facilities are key to the on-going sustainability of these settlements. The protected community facilities designation seeks to prevent the change of use of key community facilities to non-community uses<sup>(2)</sup> in line with Spatial Principle 7, Policy E2 and Policy E8 of the Plan for Stafford Borough. It is also the clear intent of the National Planning Policy Framework to build sustainable well serviced communities.

2 For the purpose of protecting village facilities, non community use will be regarded as B1 (a) (b), (c), B2, B8, C2 or C3 and non-specified Sui Generis (a definition and summary of the Use Classes Order can be found in the Appendix)

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**2.30** The National Planning Policy Framework (para. 28) states that "planning policies should [...] promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship". It states again at para. 70 that "[...] planning policies and decisions should

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

**2.31** There is clear support in the NPPF for the protection of key community facilities. The Council has therefore identified from local knowledge a range of community facilities which are considered important to the local community. In the areas identified as protected community facilities planning permission for change of use to a non community use will be resisted unless it can be proven that the premises have been vacant for over 1 year, have been actively marketed for other community uses or have been adequately provided for elsewhere. These facilities are identified in orange on the inset maps and justified within this document in the context of each map.

**2.32** The protected community facility designation described here should not be confused with the Assets of Community Value designation. The [Asset of Community Value](#) provisions give communities a right to identify a building or other land that they believe to be of importance to their community's well-being. The aim is that, if the asset comes up for sale, then they will be given a fair chance to make a bid to buy it on the open market.

**2.33** The protected community facilities designation is an entirely separate planning policy designation. It is not related to the Asset of Community Value provision in any way. Communities may seek to list a facility which is identified as a protected community facility as an Asset of Community Value. This will not affect its status as a protected community facility in planning policy.

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### **Policy SB2 Protected Community Facilities**

Within the areas designated as protected community facilities on the inset maps, change of use to B1 (a) (b), (c), B2, B8, C2 or C3 and non-specified Sui Generis will be resisted unless it can be demonstrated that the site has been actively marketed for an alternative community use for over a year, or it can be established that the services provided by the facility can be served in an alternative location within the same settlement or in a manner that is equally accessible to the local community.

### **Question 2**

Do you agree with the proposed wording of policy SB2?

### **Protected Local Green Spaces:**

**2.34** The Local Green Space designation is a type of designation introduced by the National Planning Policy Framework (paras. 76 - 78). Further guidance is provided in the National Planning Practice Guidance. It is a way to provide special protection against development for green areas of particular importance to local communities. The Plan for Stafford Borough has already identified Green Infrastructure which has Borough wide significance, and protected this land under Policy N4. The Local Green Space designation seeks to identify areas of particular local significance, as opposed to strategic. Policy C7 of the Plan for Stafford Borough supports the protection and enhancement of sport, recreation and open space facilities. Policy C7 is directly linked to the open space, sport and recreation needs of the Borough. In contrast, the Local Green Space designation is intended to identify those areas of green space that are of particular value to the local community, irrespective of their status in the open space, sport and recreation study.

**2.35** Any areas identified as Local Green Space must meet the following criteria:

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

**2.36** The green areas identified must meet all of the above criteria to be designated. The Council has identified from local knowledge a number of Local Green Spaces which are considered important to the local community. These are shown in green on the inset maps. Some of the spaces identified are in private ownership. Where the land proposed for designation is not in public ownership an attempt has been made to notify the relevant landowners. Designating a green area as Local Green Space gives the land protection



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consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations placed on landowners, i.e. the level of public access does not automatically change.

### **Policy SB3 Protected Local Green Spaces**

Within the areas designated as Local Green Space, shown on the inset maps, development will not be allowed, except in very special circumstances, consistent with the policies for Local Green Spaces and Green Belts as set out in the National Planning Policy Framework.

### **Question 3**

Do you agree with the proposed wording of policy SB3?

### **Stafford and Stone Protected Employment Areas**

**2.37** The new Settlement Boundaries for Stafford and Stone contain some significant employment areas and industrial estates. One of the core objectives of the NPPF is to facilitate economic growth and build a strong, responsive and competitive economy, through ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. The identified areas are considered to be key to delivering a joined up strategy of housing and employment as set out in the Plan for Stafford Borough.

**2.38** Some of the proposed protected areas (the strategic allocations) were identified for employment use on the Inset maps of the Plan for Stafford Borough. As intended by Policies Stafford 1, 2 and 3 and Stone 1 and 2 of the Plan for Stafford Borough, these areas should remain as employment land. The same principle of ensuring sufficient employment land in appropriate locations applies to the existing employment areas identified for protection. The proposed protected employment areas have been identified on the Policies inset maps in blue.

### **Policy SB4 Stafford and Stone Protected Employment Areas**

Within the areas designated as employment areas on the inset maps, only employment uses consistent with Policies Stafford 1, 2 and 3, and Stone 1 and 2, of the Plan for Stafford Borough will be permitted.

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### Question 4

Do you agree with the proposed wording of policy SB4?

### Ministry of Defence (MOD) Protected Area

**2.39** The new Settlement Boundary for Stafford incorporates MOD Stafford (Beacon Barracks). The MOD site is a large area of land to the north west of the town. Policy Stafford 1 of the Plan for Stafford Borough states that the Plan supports further development of MOD land at Stafford as a military base in the West Midlands. To ensure the delivery of the MOD proposals on this site the MOD land in the boundary is identified as a protected area on the Stafford Town inset map.

### Question 5

Do you agree with the identification of the MOD Stafford (Beacon Barracks) on the policies map as a protected area?

### Stafford Proposals

**2.40** Stafford Town is the largest settlement in the Borough. It is the location for three of the Strategic Development Locations allocated in the Plan for Stafford Borough. The new Settlement Boundary has been identified to incorporate these strategic sites.

**2.41** The northern boundary of the settlement runs along the boundary of the allocated north of Stafford SDL. In the north east corner of the town the boundary runs around the MOD site and the eastern Stafford employment SDL. The boundary then runs south through the Staffordshire University campus and around the Stafford East residential SDL allocation at Tixall Road. The boundary then runs east, back in towards the centre of town along Tixall Road taking in the Perkins engine building, the Kingston centre and housing that borders the river Sow corridor.

**2.42** The boundary runs back eastwards along the side of the rugby field and the back of houses on The Oval. It continues at the back edge of properties off the A34 before expanding to incorporate the Alstom Grid site. The south eastern edge of the boundary runs along the boundary edge of properties off the A34 (Queensville), including the houses off Ampleforth Drive. The boundary then runs southwards along the River Penk corridor along the boundary of properties that border the river plain. At Pioneer Way the boundary cuts back in towards the town centre excluding the green infrastructure and playing fields. The boundary runs along the railway line, and then south around the houses on Exeter Street, incorporating the land with permission for 12 flats and 23 houses (14/20544/FUL). It extends northwards again to take in Silkmore Community Primary School and the housing on Meadow Way before

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continuing south along Silkmore Lane. The boundary then runs along the boundary edge of properties on Rickerscote Avenue, Rickescote Road and Old Rickerscote Lane. The boundary rounds the housing at Barbary Grange, looping back to run south again along School Lane. Where School Lane crosses the railway the boundary then runs southwards following the railway line. Where the railway line crosses the A449 the boundary cuts westwards around the houses at the far southern edge of the town, before extending slightly south to include the houses off Ashflats Lane.

**2.43** The western edge of the boundary runs up the boundary line of the properties bordering the M6. The boundary cuts in towards the town centre along the Rising Brook excluding the finger of green infrastructure before looping back along the boundary edge of properties on Norfolk Way, Betjeman Walk and Furness Grove. The green infrastructure between the M6 and the housing is excluded from the boundary. Where the M6 crosses the A518 the boundary runs eastward along the boundary line to the houses north of the A518 back in towards the town centre.

**2.44** The boundary includes an area of land next to the Stafford Castle golf club which is allocated for mixed use development as part of the Stafford West SDL. The boundary excludes the golf course and runs around the edge of the Stafford West residential SDL at Burleyfields. In the north west the boundary runs along the boundary line of properties which border the Doxey brook, with Gorsebrook Leys the most northern tip of this area. The boundary then again cuts back towards the town centre excluding the River Sow plains and the SSSI. The boundary then runs around the housing at Mahogany Drive and along Timberfield Road. It runs for a short length along Doxey Road before extending North along the Doxey Road car parks. The boundary continues running north around the edge of the Greyfriars estate and the housing south of the A5103 Eccleshall Road, including Pultney Drive and other cul-de-sacs. The boundary incorporates the land at the end of Wooton Drive which has permission for 14 houses (13/19001/FUL). At the roundabout of the A5103, where it joins the M6, the boundary excludes the sports fields and runs north along the M6 and around the Stafford north employment SDL.

**2.45** A separate Stafford boundary has been drawn around Baswich, Wildwood and Walton on the Hill. The western edge of this boundary is broadly similar to the previous RDB (from the superseded Local Plan 2001). It runs tight to Fairview Way, Meadow Ridge and then along the boundaries of properties off Chepstow Drive and Wildwood Drive, excluding Wildwood Park and the pond. The southern boundary is the Borough boundary, which then runs north along Old Croft Road and Victoria Way, excluding the playing fields. The boundary then runs tight around the housing of Walton on the Hill along properties off Pin Crescent, School Lane and Bluebell Hollow, excluding two or three green areas. At the junction of the A513 and Stockton Lane the boundary runs north along the properties east of Stockton Lane (including Falmouth Close). The boundary then runs along Falmouth Avenue before heading north over the canal and heading westwards along the Staffordshire and Worcestershire canal, curving over the industrial area around Tilcon Avenue.

## 2 Settlement Proposals

**2.46** Table 4 lists the areas of land in Stafford which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 4 Protected Land in Stafford**

Type of protection	Location	Rationale
Community Facility	St Bertelin's Church, Holmcroft	Religious building
Community Facility	Tillington Manor Primary School, Holmcroft	Educational facility
Community Facility	North End Community Centre (Holmcroft Road)	Community space used by regular user groups – facilities shared with Holmcroft below.
Community Facility	Holmcroft Youth and Community Centre (Newland Avenue)	Several regular user groups including luncheon clubs, play groups and regular police surgery
Community Facility	Holmcroft Library	Community service
Community Facility	Greenhall Community Special School (nursery)	Specialist education facility
Community Facility	Sir Graham Balfour Secondary School, Parkside	Educational facility
Community Facility	Parkside Primary School	Educational facility
Community Facility	St Patrick's Catholic Primary School and Nursery (Marston Road)	Educational facility
Community Facility	John Wheeldon Primary School, (Corporation Street)	Educational facility
Community Facility	St George's Hospital	Medical facility
Community Facility	Staffordshire County General Hospital and hospices	Medical facility
Community Facility	St John's C.E. Primary School (Weston Road)	Educational facility
Community Facility	St Paul's Church (C.E.) (Lichfield Road)	Religious building

## Settlement Proposals 2

Type of protection	Location	Rationale
Community Facility	St Leonard's Primary School (St Leonard's Avenue)	Educational facility
Community Facility	Leasowes Primary School (Porlock Avenue)	Educational facility
Community Facility	St Paul's Primary School (Garden Street)	Educational facility
Community Facility	Baswich Library	Community service
Community Facility	St Anne's Catholic Primary School, Weeping Cross	Educational facility
Community Facility	St Anne's Catholic Church and church hall	Religious building and assembly hall
Community Facility	Walton High School (The Rise)	Educational facility
Community Facility	Berkswich: Holy Trinity, Baswich	Religious building
Community Facility	Berkswich: Methodist Church (The Rise)	Religious building
Community Facility	Berkswich: St Thomas, Walton-on-the-Hill	Religious building
Community Facility	Berkswich C.E. (C) Primary School (Brocton Lane)	Educational facility
Community Facility	Quaker Friends Meeting House (Foregate Street)	Religious building
Community Facility	Milford Day Nursery (Milford Road)	Educational facility
Community Facility	Walton Village Hall, Berkswich	Community hall serving regular user groups including history society, Women's Institute and craft clubs.
Community Facility	Walton Tennis Club	Community sports facility.
Community Facility	Oakridge Primary School and Little Oaks Day Nursery (Silvester Way)	Educational facility
Community Facility	Marshlands Special School (Lansdowne Way)	Educational facility

## 2 Settlement Proposals

Type of protection	Location	Rationale
Community Facility	Barnfields Primary School (Lansdowne Way)	Educational facility
Community Facility	Jesus Christ of Latter Day Saints, Wildwood	Religious building
Community Facility	Wildwood Church (The Gateway), Wildwood	Religious building
Community Facility	Rising Brook Baptist Church Centre (John Amery Drive/ Burton Square)	Religious building and assembly hall
Community Facility	Rising Brook Methodist Church (Burton Square)	Religious building
Community Facility	Rising Brook Library	Community service
Community Facility	Stafford Sports College, Rising Brook	Educational facility
Community Facility	Burton Manor Primary School (Uplands Road)	Educational facility
Community Facility	Flash Ley Community Primary School & Nursery (Hawksmoor Road)	Educational facility
Community Facility	Silkmore Community Primary School, (Exeter Street)	Educational facility
Community Facility	The Grove Primary School & Nursery (Highfield Grove) (now Rowley Park Academy)	Educational facility
Community Facility	Blessed Mother Teresa's Catholic Primary School (Somerset Road)	Educational facility
Community Facility	King Edward VI High School	Educational facility
Community Facility	Doxey Primary School, Doxey	Educational facility
Community Facility	New Testament Church of God, Doxey	Religious building
Community Facility	St Thomas and St Andrew (C.E.), Doxey	Religious building

## Settlement Proposals 2

Type of protection	Location	Rationale
Community Facility	The Church at Rowley Street (Methodist)	Religious building
Community Facility	St Patrick's Catholic Church (Sandon Road)	Religious building
Community Facility	Stafford Christadelphians (Sandon Road)	Religious building
Community Facility	Sandon Road Baptist Church and Community Centre	Religious building
Community Facility	Stafford Elim Christian Centre (Sash Street)	Religious building
Community Facility	Stafford Muslim Prayer Hall (Greyfriars Place)	Religious building
Community Facility	Kingdom Hall of Jehovah's Witnesses (Foregate Street)	Religious building
Community Facility	Trinity Church (C.E.), (Mount Street)	Religious building
Community Facility	Shire Hall Library	Community service
Community Facility	Collegiate Church of St Mary's (C.E.), (St Mary's Place)	Religious building
Community Facility	St Chad's Church (C.E.), (Greengate Street)	Religious building
Community Facility	Church Lane Evangelical Church	Religious building
Community Facility	The Sikh Temple (Tithe Barn Road)	Religious building
Community Facility	Parish Church of St John the Baptist (C.E.) (Bedford Avenue)	Religious building
Community Facility	Stafford Baptist Church (Bailey Street)	Religious building
Community Facility	St Austin's Catholic Church and Church Hall (Wolverhampton Road)	Religious building and assembly hall

## 2 Settlement Proposals

Type of protection	Location	Rationale
Community Facility	Salvation Army Church (Faraday Road)	Religious building
Community Facility	St Peters Church (C.E.), (Rickerscote Lane)	Religious building
Community Facility	St Austin's Roman Catholic Primary School (Garden Street)	Educational facility
Community Facility	Blessed William Howard Catholic School	Educational facility
Community Facility	Castle Church (Evangelical) (Castle Bank)	Religious building
Community Facility	Castle Church Primary School (Tennyson's Road)	Educational facility
Community Facility	Highfields Christian Centre (Milton Grove)	Religious building
Community Facility	Sports provision at Staffordshire University Campus	Key local sports facility
Local Green Space	Rowley Park	SBC destination park. Facilities include athletics track, tennis court, bowling green, crazy golf, football pitches etc.
Local Green Space	Green space off Woodlands Road.	Recreational space with mature trees. Woodlands Road bisects the space, with children's play facilities to the NE end.
Local Green Space	Green space off Eccleshall Road (A5013) and corners of Meakin Grove and Holmcroft Road	Open green space with mature trees and integrated bus stand/layby. Children's play area towards the Library end.
Local Green Space	Green space to north of Stafford, located south of A513 Beaconside	Stafford Common 62.53 hectares /154.51 acres. First enclosed in the early 1800s
Local Green Space	Green space off Henry Street	Recreational ground with three football pitches



## Settlement Proposals 2

Type of protection	Location	Rationale
Local Green Space	Green space off Cambridge Street	Green recreational space with football pitch and children's play area
Local Green Space	Green space off Longhurst Drive – "Kingston Hill"	Green space for recreation with greenway link to Kingston Pool Covert
Local Green Space	Green space off Torrington Avenue	Green space for recreation, includes a football pitch and children's play area
Local Green Space	Green space off Barnes Road	Green space for recreation includes a football pitch and children's play area. Allotments are adjacent to site
Local Green Space	Victoria Park	SBC destination park. Facilities and amenities include bowling green, bandstand, greenhouse and café.
Local Green Space	Astonfields allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Avon Rise allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Barnes Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Coton Field allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Eccleshall Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Exeter Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles

## 2 Settlement Proposals

Type of protection	Location	Rationale
Local Green Space	Hawksmoor Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Herbert Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Holmcroft allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Oxford Gardens allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Rising Brook allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Sandyford allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Sheridan Hall allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Silkmore Crescent allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	St George's Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	St Peter's Gardens allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Tenby Drive allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	The Hollow allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles

## Settlement Proposals 2

Type of protection	Location	Rationale
Local Green Space	Tithe Barn Road allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	West Way allotments	Allotment gardens used for growing fruit and vegetables and supporting healthy lifestyles
Local Green Space	Play area at Mayock Crescent	Green space for recreation and play
Local Green Space	Play area at Lawnsfield Walk	Green space for recreation and play
Local Green Space	Play area at Sundown Drive, Highfields	Green space for recreation and play
Local Green Space	Green space at Kingsley Road, Rising Brook	Green space for local recreation
Local Green Space	Green space at Barnfield Way, Wildwood	Green space for local recreation
Local Green Space	Green space at White Oaks, Wildwood	Green space for local recreation
Local Green Space	Green space at Dawlish Avenue	Green space for local recreation
Local Green Space	Green space at Hesketh Road, Rising Brook	Green space for local recreation
Local Green Space	Green space at Burton Square, Rising Brook	Green space for local recreation
Local Green Space	Green space at Cornwall Drive and Redruth Drive	Green space for local recreation
Local Green Space	Green space at Tudor Way, Western Down	Green space for local recreation
Local Green Space	Green space off Martin Drive / Linekar Close, Castlefields Play area	Green space for recreation and play
Local Green Space	Green space off Silkmore Lane	Informal recreation and landscape feature
Local Green Space	Green space off Silkmore Crescent	Green space for local recreation

## 2 Settlement Proposals

Type of protection	Location	Rationale
Local Green Space	Land at Meadow Ridge	Green space for local recreation
Employment Area	Primepoint Employment Area (next to junction 14 of the M6)	Major employment site, with allocation for expansion
Employment Area	Tollgate Industrial Estate	Major employment site
Employment Area	Staffordshire Technology Park	Major employment site, with allocation for expansion
Employment Area	Palmbourne Industrial Park	Major employment site
Employment Area	Baswich Business Park	Major employment site

### Question 6

Do you agree with the location of the Settlement Boundary for Stafford? Please explain any changes you propose.

### Question 7

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

### Question 8

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

### Question 9

Do you agree with the areas identified as protected employment areas on the inset maps? Are there any other employment areas, within the settlement boundaries that you think should be designated as protected employment areas?

## Settlement Proposals 2

## Stone Proposals

**2.47** Stone is the second largest settlement in the sustainable settlement hierarchy, it is the location for one of the key Strategic Development Locations allocated in the Plan for Stafford Borough.

**2.48** At the far north of the town the boundary has been drawn along the edge of the greenbelt. This includes areas of employment land that were previously excluded from the RDB. To the east of the town the boundary hugs the residential boundary lines and is largely similar to the previous RDB. A small area of greenspace between Blackies lane and Farriers Close has been excluded from the settlement boundary. The Southern edge of the northern part of the town boundary runs along the Trent and Mersey Canal but crosses the canal to include the developed area of Westbridge Park in the boundary. From here the boundary runs along the back of the boat yards and light industry south of Newcastle road before incorporating a site which has planning permission for 9 houses (13/19771/FUL), a site which has planning permission for 33 houses (14/21338/FUL), and excluding the un-developed previous HP17 allocation (from the Local Plan 2001).

**2.49** The boundary of the Walton part of Stone has been drawn to include the areas of land allocated for residential and employment uses in the plan for Stafford Borough. The boundary alongside the Trent River corridor has been drawn along the riverside properties, but excludes an area of green space off Redwood Avenue. To the west the boundary incorporates the Strategic Development Location and includes a site which has planning permission for 92 houses (14/20854/OUT) it then follows around the edge of the Stone Business Park and the employment Strategic Development Location.

**2.50** Table 5 lists the areas of land in Stone which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 5 Protected Land in Stone**

Type of protection	Location	Rationale
Community Facility	Alleyne's Academy, High School (Oulton Road)	Educational facility
Community Facility	Christ Church Academy, C of E (Old Road)	Educational facility
Community Facility	Christ Church C.E, (VC) First School (Northesk Street)	Educational facility
Community Facility	St Dominic's Priory School (Independent) (Station Road)	Educational facility

## 2 Settlement Proposals

Type of protection	Location	Rationale
Community Facility	St Dominic's Catholic Primary School (Margaret Street)	Educational facility
Community Facility	Walton Priory Middle School (Beacon Rise)	Educational facility
Community Facility	Manor Hill First School & Children's Centre (Tyler Grove)	Educational facility
Community Facility	Pirehill First School (Tilling Drive)	Educational facility
Community Facility	St Michael's C.E. (C) First School (Weaver's Lane)	Educational facility
Community Facility	Christ Church and centre (Christchurch Way)	Religious building and meeting room
Community Facility	St John's Church, C.E (Granville Terrace)	Religious building
Community Facility	Immaculate Conception and Saint Dominic Catholic Church (Margaret Street)	Religious building
Community Facility	St Michael and St Wulfad's Church, C.E. (Church Street)	Religious building
Community Facility	St Michael's Hall (Lichfield Street)	Assembly room
Community Facility	Frank Jordan Community Centre (Lichfield Street)	Regular user groups including a community hub and youth drop-in centre & café
Community Facility	Stone Library	Community service
Community Facility	Walton Community Centre (Whitemill Lane)	Serves regular user groups, e.g. table tennis club
Community Facility	Stone Youth and Community Centre (Station Road)	Established over 50 years ago, it serves regular user groups including music workshops, bike maintenance, gardening, drama and dance workshops.
Community Facility	Stone Lawn Tennis & Squash Club	Community sports facility
Community Facility	West Bridge Park Fitness Centre	Community sports facility

## Settlement Proposals 2

Type of protection	Location	Rationale
Local Green Space	Stonefield Park, Albert Street	A (SBC) pocket park with community facilities – children’s play area, bowling green and tennis courts
Local Green Space	Green space off Navigation Loop	Green space with children’s play area.
Local Green Space	Green space off Lichfield Road	Area used by Stone SP Cricket Club as a cricket ground, with changing facilities. Established in 1948.
Local Green Space	Green space off Saxifrage Drive, both sides	Recreational use, with pedestrian access to Trent and Mersey Canal towpath.
Local Green Space	Land off Tilling Drive	Managed by Tilling Drive Allotments CIC. Commended in SBC Green Awards 2014 for their ‘Community Area’
Local Green Space	Green space off Whitemill Lane	Green space used as recreational area (football pitch)
Local Green Space	Green space off Pembroke Drive, Aston Lodge	Green space for local recreation
Local Green Space	Green space off Tyler Grove	Green space opposite to Manor Hill First School
Employment Area	Stonefield Industrial Estate	Major employment site
Employment Area	Mount Road Industrial Estate	Major employment site
Employment Area	Walton Industrial Estate / Stone Business Park	Major employment site, with allocation for expansion

**Question 10**

Do you agree with the location of the Settlement Boundary for Stone? Please explain any changes you propose.

## 2 Settlement Proposals

### Question 11

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

### Question 12

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

### Question 13

Do you agree with the areas identified as protected employment areas on the inset maps? Are there any other employment areas, within the settlement boundaries that you think should be designated as protected employment areas?

## Barlaston Proposals

**2.51** Barlaston is wholly surrounded by the North Staffordshire Green Belt. The Green Belt designation restricts the acceptability of (and thus scope for) residential proposals in this location. Therefore the proposed settlement boundary is not vastly different to the previous Residential Development Boundary (from the now superseded Local Plan 2001). The boundary is mainly drawn along the boundary of the Green Belt, with the exception that the boundary has been drawn tighter towards the housing on the north west side of the village to prevent further development of the garden land in this area.

**2.52** Barlaston Parish Council are producing a Neighbourhood Plan for the Parish of Barlaston. Stafford Borough Council has engaged with the Parish Council to agree the location of the settlement boundary for Barlaston. The boundary includes the Wedgewood Memorial College and Estoril House sites which are the key allocations that the Barlaston Neighbourhood Plan is seeking to make with regards to residential development. The neighbourhood plan is at a relatively early stage with the Parish currently producing a draft plan prior to launching their pre-submission consultation.



## Settlement Proposals 2

**2.53** Table 6 lists the areas of land in Barlaston which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 6 Protected Land in Barlaston**

Type of protection	Location	Rationale
Community Facility	Barlaston C of E Primary School	Education facility
Community Facility	Barlaston Methodist Church	Religious building
Community Facility	Barlaston Village Hall	Well-used facility by a wide range of groups e.g. Drama, dance, sports, parent and toddler
Community Facility	Scout / Guide Hut, off Station Road, opp. the former railway station	Youth facility
Community Facility	Barlaston Health Centre	Local health facility
Local Green Space	Green space off Station Road and Longton Road junction – land to either side	Green space includes WWI war memorial. Other area is used as recreational space (football pitch)
Local Green Space	Green Space on corner of Station Road / Old Road	Green space provides a small recreation space and buffer in front of short parade of shops
Local Green Space	Green space off Brookhouse Drive (pedestrian access only via cul-de-sac) or track via Meadow Road	Green space used as recreation space and access to canal towpath

### Question 14

Do you agree with the location of the Settlement Boundary for Barlaston? Please explain any changes you propose.

## 2 Settlement Proposals

### Question 15

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

### Question 16

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

## Eccleshall Proposals

**2.54** Eccleshall is one of the larger Key Services Villages in the Plan it is bounded to the north by the floodplain of the River Sow and to the south by a ridge of higher land. Eccleshall Parish Council are producing a neighbourhood plan for the Parish of Eccleshall and are proposing to allocate sites for residential use in their Plan. The Plan has reached a pre-submission stage with a pre-submission consultation having been carried out in January / February 2015.

**2.55** To the north of the village the boundary has been drawn to include the allocations proposed in the Eccleshall pre-submission neighbourhood plan, which are bordered by the River Sow. To the east of the village the boundary has been drawn to include a site which has planning permission for 130 houses (14/20665/OUT). To the South east the boundary differs from the previous RDB and continues to run along Green Lane, as a clear edge of the settlement. In the South west the boundary has been drawn to include an area of land next to the school that is allocated for housing in the emerging neighbourhood plan. To the west the boundary has not been altered from the previous RDB it runs around Bishop Lonsdale school and behind St Chads Road incorporating houses at the north west corner of the village and Holy Trinity Church.

**2.56** Table 7 lists the areas of land in Eccleshall which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

## Settlement Proposals 2

**Table 7 Protected Land in Eccleshall**

Type of protection	Location	Rationale
Community Facility	Holy Trinity Church	Religious building
Community Facility	Sacred Heart Catholic Church	Religious building
Community Facility	Methodist Church	Religious building
Community Facility	Bishop Lonsdale C of E Primary School	Education facility
Community Facility	Eccleshall Library	Community service
Local Green Space	Green space at the west end of High Street	Green open space publicly accessible
Local Green Space	Green space off Bishops Court	Only available public access green space on this estate
Local Green Space	Green space off Beech Road	Green space with children's play facility
Local Green Space	Green space off Usulwall Close	Green open space publicly accessible

**Question 17**

Do you agree with the location of the Settlement Boundary for Eccleshall? Please explain any changes you propose.

**Question 18**

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

## 2 Settlement Proposals

### Question 19

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces that meet the criteria set out above.

### Gnosall Proposals

**2.57** Gnosall is one of the larger Key Services Villages in the Plan, located astride the A518 Stafford to Newport road. It has two distinct areas north and south of the former Stafford - Newport railway line and floodplain of the Doley Brook. Gnosall Parish Council are producing a neighbourhood plan for the Parish of Gnosall and are proposing to allocate sites for residential use in their Plan. The Plan has reached a submission stage; a pre-submission consultation was carried out in December 2014 / January 2015 and the Regulation 16 Submission consultation has been carried out between 24th February 2015 and 8th April 2015. Stafford Borough Council is now in the process of organising the independent examination into the Gnosall neighbourhood plan. Therefore, the Gnosall neighbourhood plan is regarded as being at an advanced stage.

**2.58** The boundary has been drawn around the whole settlement, with the northern and southern parts of the village joined along Station Road. The northern boundary for the northern part of the village incorporates two sites with planning permission, both off Knightley Road, one for 24 houses (14/20081/FUL), which is currently being built out, and also one which has permission for 55 houses (13/19051/OUT, granted at appeal). The boundary slightly differs from the previous RDB as several houses to the east of the village have now been included in the boundary. The boundary at the southern edge of the northern part of the village incorporates a site which has planning permission for 68 houses (14/21315/REM), it also includes the school. The western side of the village boundary runs along the Brookhouse Road tight to the boundary edge of the properties.

**2.59** The southern part of the village, often referred to as Gnosall Heath has a settlement boundary that is quite similar to the previous RDB. The northern boundary runs along the dismantled railway line, the south / west edge of the settlement incorporates the Shropshire Union canal and towpath plus the houses at Quarry Lane and Quarry Nursery. The eastern edge runs tight behind the properties on Fountain Fold and Cowley Lane.

**2.60** Table 8 lists the areas of land in Gnosall which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

## Settlement Proposals 2

**Table 8 Protected Land in Gnosall**

Type of protection	Location	Rationale
Community Facility	St Lawrence C of E Church	Religious building
Community Facility	Gnosall Methodist Church and Community Hall	Religious building and assembly room (used as community space)
Community Facility	Gnosall Memorial Village Hall	Established in 1921 as a legacy of the First World War, set up to provide educational and recreational facilities for the village.
Community Facility	The Grosvenor Centre	Community hall
Community Facility	Gnosall St Lawrence C of E Primary School	Educational facility
Community Facility	Gnosall Health Centre	Medical facility
Community Facility	Gnosall Scout / Guide Hut	Youth community facility
Community Facility	Gnosall Library (within school)	Local Service
Local Green Space	Green space north of Quarry Lane, adjacent to Shropshire Union Canal	Green strip of land adjacent to canal, pedestrian access to towpath and boat moorings
Local Green Space	Green space south of Quarry Lane, adjacent to Shropshire Union Canal	Green strip of land adjacent to canal, pedestrian access to towpath and boat moorings
Local Green Space	Green space between Newport Road and Wharf Road	Green open space with visual amenity
Local Green Space	Green space off Brookhouse Road and corner of High Street	Green open space with visual amenity and part public access
Local Green Space	Green space off Stafford Road and Sellman Street	Green open space with public access
Local Green Space	Green space off Stafford Road	Cemetery
Local Green Space	Green space off Stafford Road and Barley Orchard	Green space used as access to estate (no pavement)
Local Green Space	Green space off Manor Road	Green space with pedestrian access across an estate

## 2 Settlement Proposals

Type of protection	Location	Rationale
Local Green Space	Green space off Brookhouse Road next to health centre	Designated village green

### Question 20

Do you agree with the location of the Settlement Boundary for Gnosall? Please explain any changes you propose.

### Question 21

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

### Question 22

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

## Haughton Proposals

**2.61** Haughton is one of the more modest sized Key Service Villages, it is located between Stafford and Gnosall on the A518 Newport Road. The Parish are not producing a neighbourhood plan. The northern boundary runs along Grassy Lane, including land next to the primary school which has permission for 11 houses (13/19305/OUT) and then along the boundary line of properties off Moat House Drive. To the east and west the boundary hugs the properties which mark a clear linear form to the edge of the settlement. The southern boundary differs from the previous RDB as the new boundary incorporates the development at Haughton Farm.

**2.62** Table 9 lists the areas of land in Haughton which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

## Settlement Proposals 2

**Table 9 Protected Land in Haughton**

Type of protection	Location	Rationale
Community Facility	Parish Church of St Giles	Religious building
Community Facility	Haughton St Giles CE (C) Primary School	Education facility
Community Facility	Haughton Village Hall	Built in 1956 and in regular use by the community for craft classes and music clubs
Local Green Space	Green space off Brazenhill Lane	Cemetery
Local Green Space	Private green space surrounding Old Hall	Mature trees and local historic significance
Local Green Space	Green space off Moat House Drive	Green space and mature trees within housing estate
Local Green Space	Green space off St Giles Grove	Green space and mature trees within housing estate

**Question 23**

Do you agree with the location of the Settlement Boundary for Haughton? Please explain any changes you propose.

**Question 24**

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

**Question 25**

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

## 2 Settlement Proposals

### Hixon Proposals

**2.63** Hixon is located to the east of A51, with Great Haywood to the south and Weston and Stowe-by-Chartley to the north. The village has two Recognised Industrial Estates (RIE), Hixon RIE and Hixon Airfield. The RIEs have not been included within the settlement boundary and are covered by separate policies as set out elsewhere in this document. Hixon Parish Council are producing a neighbourhood plan for the Parish of Hixon and are proposing to allocate sites for residential use in their Plan, all of which currently benefit from a valid planning permission. The neighbourhood plan is at a relatively early stage with the Parish currently producing a draft plan prior to launching their pre-submission consultation.

**2.64** The north west corner of the boundary runs along the boundary of the Hixon Airfields RIE, the northern edge of the boundary incorporating a site which has planning permission for 12 houses (14/20072/OUT), and land at Mount farm, the boundary then follows the garden line of properties on Greenfields Road and Legge Lane. The north east boundary of the village continues round the boundary line of the properties on the former nursery site. The south east edge of the boundary includes a site which has planning permission for 10 houses (14/20711/OUT) and at the southern tip includes two sites which have planning permission for a total of 37 houses (13/19784/FUL and 14/20548/FUL). The western boundary edge has been drawn around the boundary line of properties on Sycamore Drive and then includes a site which has planning permission for 81 houses (14/21267/REM).

**2.65** Table 10 lists the areas of land in Hixon which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 10 Protected Land in Hixon**

Type of protection	Location	Rationale
Community Facility	Hixon Memorial Hall	Built in 1926 to commemorate First World War
Community Facility	St Peter's Church	Religious building
Community Facility	Scout Hall	Youth community facility
Local Green Space	Green space off Back Lane	Hixon Millennium Green, recreation area with children's play equipment
Local Green Space	Green space off Ivy Court	Green space within an estate includes children's play area.
Local Green Space	Green space off Sycamore Drive	Green space within an estate, green corridor link to the church



## Settlement Proposals 2

Type of protection	Location	Rationale
Local Green Space	Green space off Egg Lane	Green space with link to path up ridgeway
Local Green Space	Sycamore Drive either side of footpath link to Baths Lane	Local recreational space
Local Green Space	Green space off Hall Farm Close	Local recreational space
Local Green Space	Green space off Vicarage Way	Local recreational space

**Question 26**

Do you agree with the location of the Settlement Boundary for Hixon? Please explain any changes you propose.

**Question 27**

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

**Question 28**

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

**Great Haywood Proposals**

**2.66** Great Haywood is a moderately sized settlement located to the east of Stafford. To the east the settlement is bounded by the A51 road, to the west it is principally defined by the railway line and to the south it is separated from Little Haywood by a ridge. It sits within the Parish of Colwich. Colwich Parish Council are producing a neighbourhood plan for the Parish of Colwich (which contains 2 KSVs Great Haywood and Little Haywood / Colwich) and are proposing to allocate sites for residential use in their Plan. The neighbourhood plan

## 2 Settlement Proposals

is at a relatively early stage with the Parish currently producing a draft plan prior to launching their pre-submission consultation. The neighbourhood plan draft proposals may include an area of land to the north of Great Haywood allocated for a mixed use scheme providing housing, a new health centre and enhanced recreation and sports provision. However, the neighbourhood plan is still at drafting stage and there has been no consultation on these proposed allocations yet. Therefore the Settlement boundary for Great Haywood shows two alternative boundaries to the north. The two options (i.e. with and without the neighbourhood plan allocations) are shown in blue and green. Following the Parish Council's pre-submission (regulation 15) consultation, which is due to take place shortly, the location of the northern part of the boundary will be discussed with the Parish Council. The Plan for Stafford Borough Part 2 and the neighbourhood plan working group will work closely to ensure consistency between the two documents.

**2.67** The eastern edge of the boundary runs along the A51 and incorporates two sites which have planning permission for a total of 122 houses (45 under 14/21135/OUT and 77 under 14/20886/OUT). The boundary then runs along the boundary line of properties on Cliff Road before extending to incorporate land next to Butts Farm which has permission for 76 houses (13/19534/OUT) and 'the ring' of houses. The western boundary then runs up Main Road, extending out to incorporate St Stephens Church, the vicarage and a number of houses bordered by the railway line.

**2.68** Table 11 lists the areas of land in Great Haywood which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 11 Protected Land in Great Haywood**

Type of protection	Location	Rationale
Community Facility	Hazeldene House Surgery	Medical facility
Community Facility	St John the Baptist Catholic Church	Religious building
Community Facility	Parish Church of St Stephen	Religious building
Community Facility	St John's RC Primary School	Educational facility
Community Facility	Anson Church of England Primary School	Educational Facility
Community Facility	Great Haywood Sports & Social Club	Community sports clubs and regular user groups
Community Facility	Great Haywood War Memorial Hall	Supports regular user groups

## Settlement Proposals 2

Type of protection	Location	Rationale
Local Green Space	Green space off Oldfields Crescent	Recreational space providing a green buffer between estate and the 'A' road.

**Question 29**

Do you agree with the location of the Settlement Boundary for Great Haywood? Please explain any changes you propose.

**Question 30**

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

**Question 31**

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

**Little Haywood / Colwich Proposals**

**2.69** Little Haywood and Colwich lie to the south east of Great Haywood. Little Haywood lies to the north of the West Coast mainline railway whilst Colwich is nestled between the West Coast mainline railway and the Trent & Mersey canal with the River Trent immediately adjacent. It sits within the Parish of Colwich. Colwich Parish Council are producing a neighbourhood plan for the Parish of Colwich (which contains 2 KSVs Great Haywood and Little Haywood / Colwich) and are proposing to allocate sites for residential use in their Plan, however the proposed sites are in Great Haywood.

**2.70** The northern boundary of Little Haywood includes an area of land which has an outline residential permission for 20 units (13/19631/OUT), moving clockwise it then runs along the A51, the boundary then runs in tightly along the perimeter of the houses off the St Mary's Road cul-de-sacs, this differs from the previous RDB where this land was included. The boundary then cuts in and excludes the land associated with St Mary's convent, the playing

## 2 Settlement Proposals

fields and the abbey. The south west edge of the boundary is the railway line running from Colwich junction. The north west edge of the boundary is unchanged from the previous RDB. This is primarily due to the importance of maintaining Great and Little Haywood and distinct villages. The Colwich boundary is set by the railway line to the north and the A51 to the east. At the far eastern corner the boundary cuts part way through some particularly large gardens as it was considered that these are beyond the built form of the settlement. To the south the boundary runs along the Trent and Mersey canal up to and including Church Farm and the Railway cottages.

**2.71** Table 12 lists the areas of land in Little Haywood / Colwich which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 12 Protected Land in Little Haywood / Colwich**

Type of protection	Location	Rationale
Community Facility	Colwich Parish Church St Michael and All Angels	Religious building
Community Facility	Colwich Church of England Primary School	Religious building
Local Green Space	Green space off St Mary's Road	Green space used as recreation area, with children's play facility

### Question 32

Do you agree with the location of the Settlement Boundary for Little Haywood / Colwich? Please explain any changes you propose.

### Question 33

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

## Settlement Proposals 2

**Question 34**

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

**Tittensor Proposals**

**2.72** Tittensor is one of the smaller KSVs. It is wholly surrounded by the North Staffordshire Green Belt. The Green Belt designation restricts the acceptability of (and thus scope for) residential proposals in this location. Therefore the proposed settlement boundary is not different from the previous Residential Development Boundary (from the now superseded Local Plan 2001). The boundary has been drawn along the boundary of the Green Belt designation, with the exception of the C of E primary school which is outside the green belt and outside the settlement boundary.

**2.73** Table 13 lists the areas of land in Tittensor which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 13 Protected Land in Tittensor**

Type of protection	Location	Rationale
Community Facility	St Luke's Parish Church	Religious building
Local Green Space/Community Facility	Tittensor Village Hall and Tittensor Bowling Club	Community sports clubs and regular user groups
Local Green Space	Green space off Beechcliff Lane, behind village hall	Tittensor play area, green space with children's play equipment.

**Question 35**

Do you agree with the location of the Settlement Boundary for Tittensor? Please explain any changes you propose.

## 2 Settlement Proposals

### Question 36

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

### Question 37

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

## Yarnfield Proposals

**2.74** Yarnfield is a KSV wholly surrounded by green belt. The green belt designation restricts the acceptability of (and thus scope for) residential proposals in this location. However, the former British Telecom Technical College, which is located to the north of the settlement has been granted planning permission for residential development (12/17632/REM). Although this area is within the green belt, it was identified as a major developed site in the previous Stafford Borough Local Plan 2001.

**2.75** With the inclusion of the permitted site in the north Springfield County First School now comes within the boundary. Otherwise the Southern part of the proposed settlement boundary is not different from the previous RDB (from the now superseded Local Plan 2001), it runs along the boundary of the green belt designation.

**2.76** Table 14 lists the areas of land in Yarnfield which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 14 Protected Land in Yarnfield**

Type of protection	Location	Rationale
Community Facility	Springfields First School	Educational facility

## Settlement Proposals 2

Type of protection	Location	Rationale
Community Facility	Yarnfield Village Hall	Host for many community clubs and societies including sports. Also facilitates regular user groups such as Brownies, Guides and Pre-school.
Local Green Space	Green space on Ford Drive	Maintained green space with mature trees on an estate
Local Green Space	Central green space to the north and south of Yarnfield Lane	Common land, recreation facility
Local Green Space	Green space off De Havilland Drive	Green space that links a housing estate

**Question 38**

Do you agree with the location of the Settlement Boundary for Yarnfield? Please explain any changes you propose.

**Question 39**

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

**Question 40**

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

**Weston Proposals**

**2.77** Weston is one of the smaller KSVs, located on the A51 between Stone and Rugeley at the junction with the A518 road from Stafford to Uttoxetter. The boundary to the east is set by the A51 the south east edge incorporates the property at the corner of the A51 and

## 2 Settlement Proposals

Green Road before cutting in to run along Green Road before incorporating the housing on Green Road and the village hall. The southern edge runs around the housing and the depot off Salt Works Lane. The south west boundary runs along the Trent and Mersey canal. At the far western end of the village (over the canal) and area of slightly more dispersed housing is included in the boundary.

**2.78** Table 15 lists the areas of land in Weston which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 15 Protected Land in Weston**

Type of protection	Location	Rationale
Community Facility	Weston on Trent St Andrew (Parish church)	Religious building
Community Facility	St Andrew's (C.E) (C) Primary School	Educational facility
Community Facility	Weston Village Hall	Used as a sports facility, music venue, community craft classes and regular users such as toddler groups.
Local Green Space	Green space off Stafford Road	Green space links to track adjacent to the Trent & Mersey Canal
Local Green Space	Green space off Green Road	'The Green' – maintained recreation area with children's play equipment, and parish notice board. War memorial situated at its west end.

### Question 41

Do you agree with the location of the Settlement Boundary for Weston? Please explain any changes you propose.

### Question 42

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.



## Settlement Proposals 2

**Question 43**

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces meet the criteria set out above.

**Woodseaves Proposals**

**2.79** Woodseaves is one of the smaller KSVs, located on the A519 between Eccleshall and Newport, with the B5405 leading from the village to Great Bridgeford. The northern edge of the boundary runs along Back Lane before running South along the A519 the boundary then skirts around the back of properties on Dicky's Lane and around the C of E school. The boundary surround the buildings at New Farm and around an area of land which has permission for 9 houses (14/20946/REM) and along the boundary line of properties at the corner of the B5405 and Newport Road. The boundary then runs along Newport road edge before expanding out around the boundary of the properties on Newport Road. At Lodge Lane the boundary runs across the road and surrounds the housing at the far southern tip of the village. The western edge of the boundary runs along the boundary of properties off Newport road and incorporates all the the housing off High Offley Road.

**2.80** Table 16 lists the areas of land in Woodseaves which the Council considers meet the criteria for designation as protected land within the boundary (as set out in the methodology section above). The protected land designations only apply to land within the boundary. This is because the settlement boundary provides a clear indication of where development will and will not be acceptable.

**Table 16 Protected Land in Woodseaves**

Type of protection	Location	Rationale
Community Facility	Woodseaves Methodist Church	Religious building
Community Facility	Woodseaves C of E Primary School	Education facility
Local Green Space	Green space off B5405	Maintained green space for recreation

**Question 44**

Do you agree with the location of the Settlement Boundary for Woodseaves? Please explain any changes you propose.

## 2 Settlement Proposals

### Question 45

Do you agree with the areas identified as protected community facilities on the inset maps? Are there any other community facilities, within the settlement boundaries that you think should be designated as protected community facilities? Please explain why they are key community facilities.

### Question 46

Do you agree with the areas identified as Local Green Spaces on the inset maps and the rationale behind their designation? Are there any other spaces, within the settlement boundaries, that you think should be designated as Local Green Spaces? Please explain any other suggested green spaces that meet the criteria set out above.

## Retail Boundaries 3

### 3 Retail Boundaries

**3.1** Policy E8 of the Plan for Stafford Borough identifies a hierarchy of town, local and other centres. It also sets out a range of policy criteria to manage development within these areas.

- Stafford Town Centre
- Stone Town Centre
- Eccleshall Local Centre
- Neighbourhood Centres (Village and Neighbourhood shops)

**3.2** As part of the evidence base to support Policy E8 and the retail sections of the Plan for Stafford Borough the Council commissioned consultants to produce a Stafford & Stone Town Centre Capacity Assessment. The assessment reviewed the extent of Primary and Secondary Frontages and the Primary Shopping Areas in 2010<sup>(3)</sup>. The frontages and boundaries were reviewed in 2013 in the Stafford & Stone Town Centre Capacity Update Report<sup>(4)</sup>, with no major changes made to the proposed boundaries in the 2013 update.

**3.3** The town centres and primary shopping areas for Stafford and Stone are identified on the inset maps of the Plan for Stafford Borough. Primary and secondary frontages were not specifically identified on the Policies Map in the Plan for Stafford Borough due to the dynamic nature of Stafford town centre and its mix of uses. The Plan for Stafford Borough states, at para 7.15, that the need for a primary and secondary frontages policy (and the location of defined frontages if a differential policy approach is appropriate) will be considered in the Plan for Stafford Borough Part 2.

#### Primary and secondary retail frontages (Stafford and Stone)

**3.4** In line with the National Planning Policy Framework, designations are the most important mechanism for ensuring retail uses (particular A1 uses) are maintained and given maximum opportunity to develop within specified areas of Town Centres. Frontage designations should seek to provide high quality retail services whilst meeting consumer needs. The core concentration of retail frontages make up a primary shopping area within a town centre.

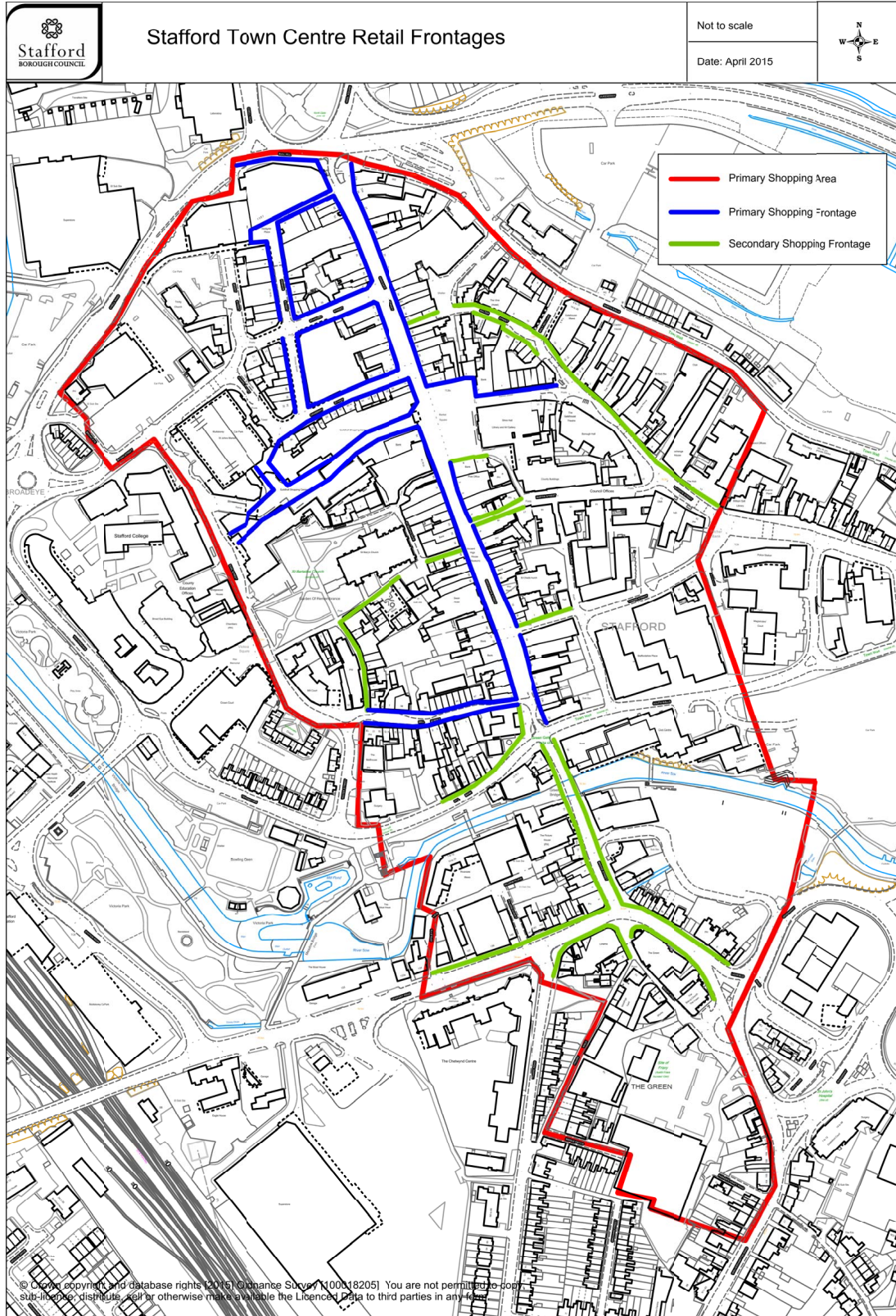
**3.5** The original evidence regarding retail frontages and primary shopping areas was carried out in 2010. Therefore the Council has carried out an exercise to check the status and suitability of the retail frontages suggested in the original retail evidence. Site visits were carried out to assess the current uses of units contained in the suggested retail frontages. A separate paper sets out the methodology followed and identifies alterations and additions to the frontages.

**3.6** As a result of this exercise the Council has amended the primary and secondary frontages for Stafford and Stone as shown below:

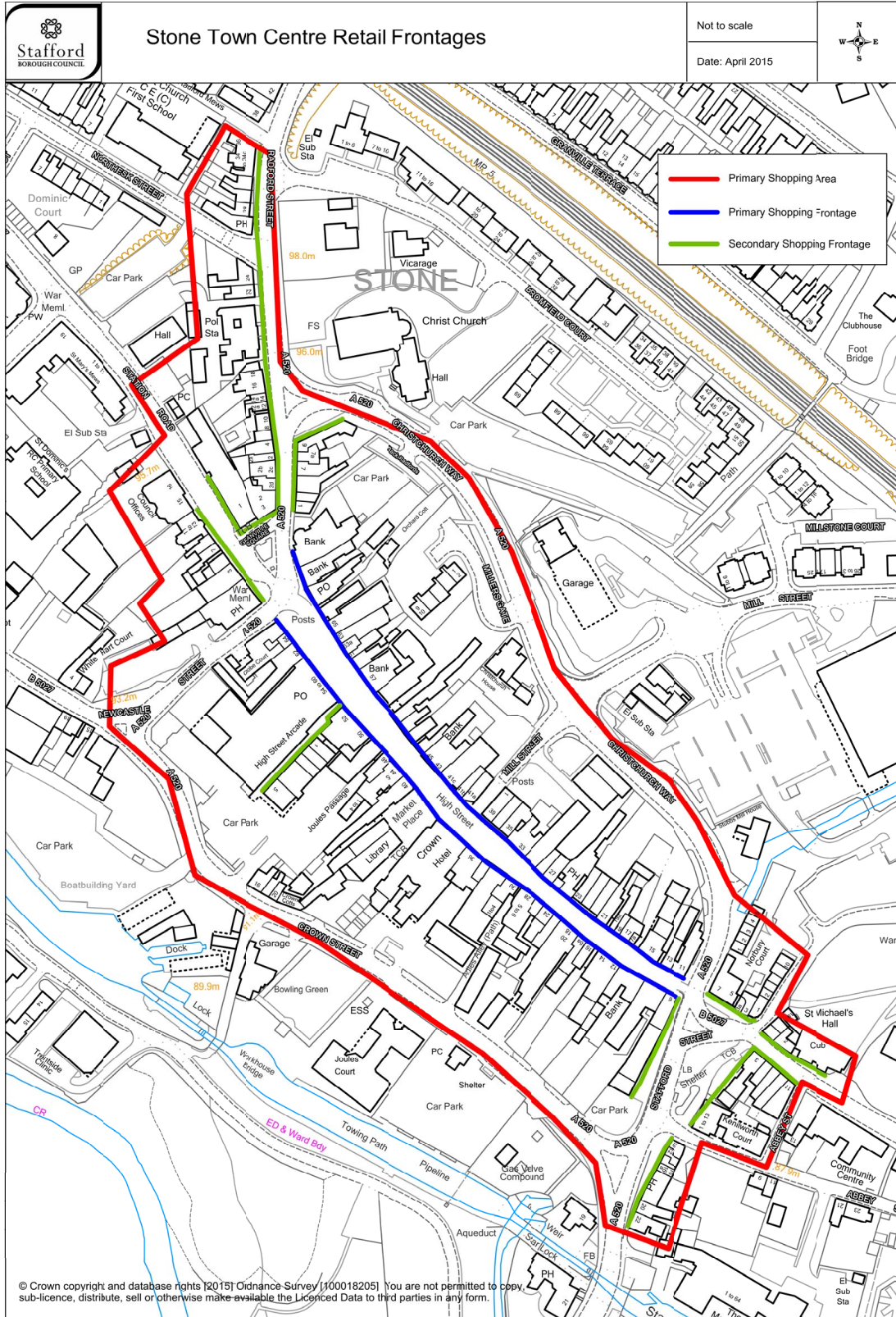
3 [Stafford and Stone Town Centre Capacity Assessment](#)

4 [Stafford and Stone Town Centre Retail Capacity Update](#)

### 3 Retail Boundaries



# Retail Boundaries 3



### 3 Retail Boundaries

**3.7** Having established the location of the primary and secondary retail frontages, the question arises as to what policy approach should be applied in these locations. The Council has the option to adopt specific retail frontage policies as retail frontage policies are not explicitly required by the NPPF. National policy requires Local Authorities to ***‘define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations.’***

**3.8** Policies referring to the retail frontages could seek to restrict the uses of units along a street in an attempt to maintain retail frontages. The Council has considered the advantages and disadvantages of adopting specific policies relating to primary and secondary retail frontages at internal workshops with officers from the Development Management and Economic Regeneration sections of the Council as set out below:

**Table 17**

Advantages	Disadvantages
Supporting the strength of retail offer within the frontages	Potential for missed opportunities as policy restriction may prevent a diverse mix of uses in the frontages
Clear planning policy for developers and the public	Shoppers are used to a mix of uses within the shopping area (e.g. Cafés and bars)
No dilution of the retail offer with unnecessary uses	Static policy preserving the existing structure of the town - doesn't reflect the changing nature of centres
	Online shopping and changes in retailing generally require flexibility in retail planning

**3.9** If there are specific policies dealing with primary and secondary frontage areas for Stafford and Stone, the policy could read as follows:

**Policy RET1**

Whilst it is recognised that A2, A3 and A4 uses can broaden the range of activities in town centres and/or stimulate the evening economy, it is necessary to ensure that a critical mass of shops is maintained in the defined shopping frontages (primary and secondary) in the interests of on-going vitality and viability. If a proposal would result in the proportion of A1 uses in the relevant length of frontage falling below 50%, this would not be acceptable.

**3.10** If there are no specific retail frontage policies, applications for change of use within the frontage areas would be judged against national policy, and policy E8 of the Plan for Stafford Borough.

## Retail Boundaries 3

**Question 47**

Do you think the Plan for Stafford Borough Part 2 should contain a specific policy relating to primary and secondary retail frontages? If you think there should be a specific policy relating to primary and secondary retail frontages do you agree with the approach set out above? If not please explain what you would like the policy to control, how it would work and why.

**3.11** Para 9.30 of the Plan for Stafford Borough states that the boundaries of Eccleshall Local Centre and the village and neighbourhood shops will be identified in this document.

**Eccleshall Local Centre**

**3.12** Eccleshall Local Centre is a key service centre in the rural area. It has a more substantial retail offer than any of the other key service villages and consequently is regarded as a Local Centre.

**3.13** In spring 2015 Officers from the Council conducted a number of site visits to establish where the core retail offer was centred within Eccleshall. The methodology used and a full description of the boundaries can be found in the retail proposals background paper.

**3.14** The Eccleshall Local Centre has been identified in purple on the Eccleshall inset map. This boundary is to be used in conjunction with policy E8 of the Plan for Stafford Borough.

**Question 48**

Do you have any comments on the boundary of Eccleshall Local Centre?

**Village and neighbourhood shops**

**3.15** Outside the hierarchy of town and local centres there are a range of smaller village and neighbourhood shops. These areas have a very local catchment and tend to service the local area only, with the exception of some of the village shops which also serve smaller outlying villages and hamlets.

**3.16** The village and neighbourhood shops listed in policy E8 of the Plan are: Barlaston, Gnosall, Great and Little Haywood, Hixon, Tittensor, Weston, Woodseaves, Yarnfield, Stafford neighbourhood centres at Baswich, Holmcroft, Parkside, Rising Brook, Wildwood and Weston Road, and Stone Local Centre at Walton.

### 3 Retail Boundaries

**3.17** The location of the village and neighbourhood shops has been established through local knowledge and site visits by Council Officers in spring 2015. A boundary for each of the village and neighbourhood shops is shown in purple on the relevant inset map, with the exception of Weston. The village shop in Weston has closed and there are now no retail facilities in this location, therefore no boundary has been identified for Weston.

#### Question 49

Do you have any comments on the location of the village and neighbourhood shop boundaries?



## Recognised Industrial Estate Boundaries 4

### 4 Recognised Industrial Estate Boundaries

**4.1** Spatial Principle 2 (SP2) establishes the need for approximately 8 hectares of employment land to be provided per year over the Plan period. The majority of this land will be provided at Stafford Town with a smaller amount being provided at Stone, as set out in Spatial Principle 5 (SP5). The employment land at Stafford and Stone is contained within the Settlement Boundaries, and sites are identified as protected employment areas through section 2 of this document.

**4.2** The remaining employment land provision will be provided across the rest of the Borough area primarily at Recognised Industrial Estates and major developed sites with consent. The Table at para. 6.58 of the Plan for Stafford Borough identifies a requirement for a total of 50 hectares of new employment land across the rest of the Borough. Policy E4 of the Plan allocates 10 hectares of land at Raleigh Hall (4 hectares) and Ladfordfields (6 hectares). At 31st March 2014 a total of 39.74 hectares of land was committed (by granted planning permissions) for employment uses. The majority of this is the planning consent for B1, B2 & B8 uses at the Meaford power station site (as recognised in Policy E5). An extension of time application<sup>(5)</sup> is currently under consideration. As a result of these commitments no further new provision is required for the rest of the Borough area over the Plan period.

**4.3** Policy E3 of the Plan for Stafford Borough lists six Recognised Industrial Estates (RIEs):

1. Hixon
2. Hixon Airfield
3. Ladfordfields
4. Moorfields
5. Pasturefields
6. Raleigh Hall

**4.4** It should be noted that Moorfields RIE is also the subject of Policy E5 (being a Major Developed Site within the North Staffordshire Green Belt) with a boundary for this site is already identified on the Plan for Stafford Borough inset map 7. The Plan for Stafford borough has established that there is no need to carry out a Green Belt Review to achieve the development requirements for the Plan period 2011 – 2031, and therefore no boundary alterations are proposed to this RIE.

**4.5** The Plan for Stafford Borough states at para 9.13 that formal boundaries for the RIEs will be established in the Plan for Stafford Borough Part 2 but suggests that boundaries for Ladfordfields and Raleigh Hall have been identified as part of the Plan for Stafford Borough. It is correct that specific allocations for these sites were identified on inset maps 3 and 4 but full RIE boundaries were not set out in the Plan for Stafford Borough. Therefore boundaries for all RIEs (except Moorfields) will be established in this document.

### **Methodology**

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5 Application 14/21379/EXTO is an extension of time application on Outline Planning permission number 98/35897/OUT as previously extended by planning approval number 10/13609/EXT

## 4 Recognised Industrial Estate Boundaries

**4.6** The RIE boundaries have been established according to the following reference points and prescriptions:

- Sites with planning permission (a mixture of completed sites and un-implemented permissions)
- Environmental and landscape designations
- The scale of employment land required in the Plan period

**4.7** Using this methodology proposed boundaries were established for each RIE. In spring 2015 site visits took place where photographic evidence was collected to support the identification of RIE boundaries.

### **Policy RIE1 Recognised Industrial Estate Boundaries**

Recognised Industrial Estate Boundaries for the Recognised Industrial Estate listed in Policy E3 are identified on the following inset maps:

Hixon RIE, Hixon Airfield RIE, Ladfordfields RIE, Pasturefields RIE, Raleigh Hall RIE.

### **Question 50**

Do you agree with the proposed wording of policy RIE1?

## **Hixon RIE Proposals**

**4.8** The eastern boundary of Hixon RIE is defined by the Church Lane leading from the A51 north towards Hixon village. The St Peters C of E Primary School grounds, landscaping and large agricultural fields beyond JBMI Group's Kingsilver Refinery define the boundary to the north. The western boundary of the RIE is set by the Pasturefield brook course with a large agricultural field beyond running next to the West Coast main railway line. The southern boundary of the RIE is bounded by Pasturefields Lane, with the Pasturefield RIE beyond. The new boundary of the Hixon RIE includes the established uses of JBMI Group's Kingsilver Refinery.

## **Hixon Airfield RIE Proposals**

**4.9** The eastern boundary of the Hixon Airfield RIE is defined by established employment uses and landscaping with large agricultural fields and residential areas. The open areas of the former Hixon Airfield, including the main runway, make up the northern boundary of the RIE whilst the western boundary is defined by planning consents for new employment developments with agricultural fields beyond (14/20587/OUT and 1420570/OUT). The southern boundary is made up of open land, agricultural fields and open space together with residential properties off Station Road leading into Hixon village.

## Recognised Industrial Estate Boundaries 4

### Ladfordfields RIE Proposals

**4.10** The southern boundary of the Ladfordfields RIE is defined by the B5405 Road from Great Bridgeford to Woodseaves. Large agricultural fields with mature hedgerows define the RIE boundary to the east and west whilst the north-eastern boundary is established in the context of the Gamesley Brook floodplain. The northern boundary of the site incorporates the new employment allocations identified within the Plan for Stafford Borough.

### Pasturefields RIE Proposals

**4.11** The northern boundary of the Pasturefields RIE runs along Pasturefields Lane both east and west of the West Coast main railway line which bisects the estate, with agricultural fields and residential properties to the north. The A51 makes up the western boundary of the RIE west of the West Coast main railway line together with the Trent and Mersey Canal. At the southern end of the site the boundary incorporates new employment areas granted planning consent (13/19150/FUL). The eastern boundary of the Pasturefields RIE runs along Church Lane leading from the A51 north towards Hixon village. East of the West Coast main railway line the southern boundary of the Pasturefields RIE is the Bri-Store industrial area. The residential property and fields south of the Bri-Store industrial area which were previously within the Pasturefields RIE boundary in the Stafford Borough Local Plan 2001 are excluded. Paragraph 22 of the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. This is the case with the historic Stafford Borough Local Plan (2001) allocation where the area of land included within the former boundary has not been delivered for new employment.

### Raleigh Hall RIE Proposals

**4.12** The eastern boundary of the Raleigh Hall RIE is defined by Sturbridge Lane from Eccleshall to Cold Meece. Residential properties immediately south of the boundary and Underwood Farm have been excluded from the boundary. The western boundary takes the line of the employment allocation established by Policy E4 of the Plan for Stafford Borough. The northern boundary is defined by a residential property off Sturbridge Lane and by large agricultural fields and mature hedgerows with trees and landscaping. Alongside the new employment allocations identified within the Plan for Stafford Borough the new boundary of the RIE includes established uses to the north, principally the biomass plant, existing industrial units and ancillary storage areas with hardstanding.

#### Question 51

Do you agree with the location of the RIE boundaries set out on the inset maps?

## 5 Gypsies, Travellers & Travelling Show People

### 5 Gypsies, Travellers & Travelling Show People

**5.1** A Gypsy and Traveller Accommodation Needs Assessment (GTAA) was published in 2013 as evidence to support the Plan for Stafford Borough. This document demonstrated a need for 44 new pitches over the Plan period. The Council has already made significant progress towards meeting the requirement of 44 new pitches over the Plan period with the granting of permission for 36 new pitches at St Albans Road (13/19256/FUL). This means that there are only 8 pitches required to meet the identified need up to 2031.

**5.2** In the supporting text to Policy C6 in the Plan for Stafford Borough the Council committed to producing an update to the 2013 Gypsy and Traveller Accommodation Needs Assessment in conjunction with neighbouring authorities. Stafford Borough Council, together with Newcastle-under-Lyme, City of Stoke-on-Trent and Staffordshire Moorlands Councils has jointly commissioned consultants to produce a revised Gypsy and Traveller Accommodation Needs Assessment (GTAA). The assessment requires engagement with the gypsy and traveller community over a significant period of time to ensure accurate data collection. The final report is expected in August 2015.

**5.3** Until the revised GTAA is published the current assessed need is for 44 new pitches. Policy C6 of the Plan for Stafford Borough provides a policy framework for positively determining planning applications for gypsy and traveller accommodation.

**5.4** The intention at the time of writing the Plan for Stafford Borough was that this Part 2 document would identify specific sites for allocation as gypsy and traveller sites. However, because the site at St Albans Road has been granted planning permission, which meets 81% of the identified needs, the remaining requirement over the Plan period is now for only 8 pitches. It is anticipated that this small number of pitches can be provided through windfall sites prior to 2031. Therefore no further allocation is intended to be made for gypsy and traveller sites.

**5.5** If the revised GTAA identifies a change in the need for gypsy and traveller sites the Council will re-assess the need to allocate sites.

#### Question 52

Do you agree that there is no need to allocate land for the remaining required gypsy and traveller pitches? If not please provide an explanation and approach for allocating a site.

## Monitoring & Review 6

### 6 Monitoring & Review

**6.1** The purpose of monitoring and review is to assess the delivery and implementation of the new Local Plan. The Stafford Borough Authority Monitoring Report provides a robust and effective review and monitoring approach. The proposed policies in this Proposals document, when fully developed at the Publication Plan stage, will be complemented by a monitoring framework to assess their effectiveness through robust monitoring mechanisms. This will allow the performance of the policies to be assessed, and to inform any changes which may be required to ensure delivery of the Plan.

## 7 Appendix

### 7 Appendix

#### Use Classes Order

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as “sui generis” uses (see below).
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - this class is formed of 3 parts:
  - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
  - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
  - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

## Appendix 7

- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
- **Sui Generis** - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.