

Stafford Borough Local Plan 2020 - 2040

Preferred Options Consultation
Non Technical Summary

October - December 2022



Stafford
BOROUGH COUNCIL



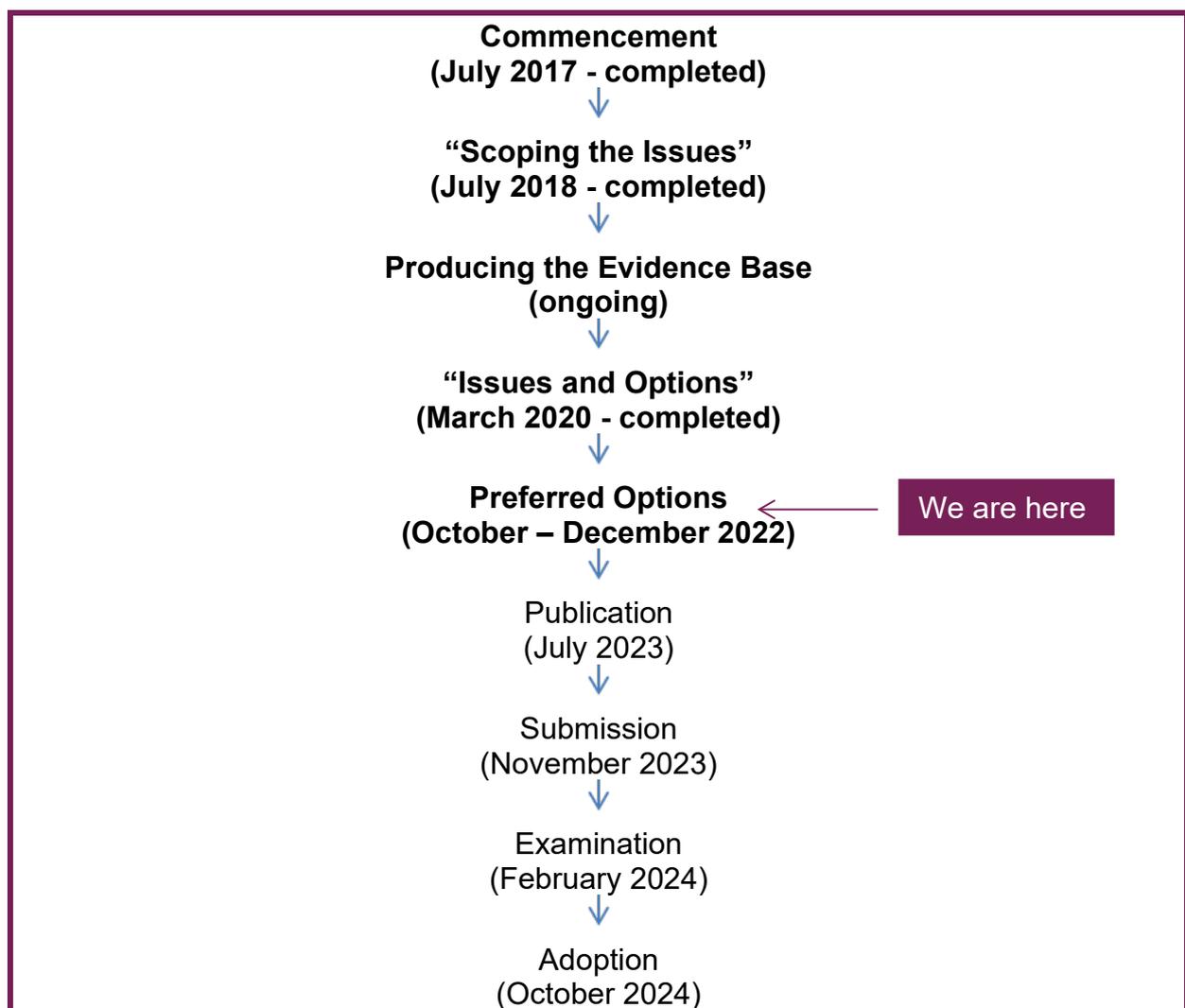
St. Mary's Church
Crown / County Courts

Gatehouse Theatre
Ancient High House

Victoria Park
Railway Station
River Sow Walk

1. What is the Local Plan?

- 1.1 The new Local Plan will set out where new development could take place in the future and will contain policies that the council will use to decide planning applications. The local plan will cover the years 2020 to 2040 and will replace the existing adopted Local Plan 2011-2031.
- 1.2 Planning law requires us to review the adopted Local Plan every five years to ensure that policies remain relevant and effectively address the needs of the local community. We have decided to undertake a full update of the Plan for Stafford Borough. National planning policies have recently changed and are continuing to change. The new plan will take account of these changes and will reflect future changes where applicable.
- 1.3 There are several stages of plan-making and evidence gathering to adopt a new local plan, including public consultations which allows you to provide your reviews to help shape the new Local Plan. The process of implementing a new local plan is detailed in the table below. We are currently at the preferred options stage.



2. What is the preferred options consultation?

- 2.1 The preferred options is a full draft of the Local Plan and builds upon the issues and options consultation we undertook in spring 2020. It includes new policies, and sets out proposed sites where new homes, jobs and other facilities should be located. It is our recommended options for best meeting the development needs of Stafford Borough up to 2040. A full copy of the preferred options consultation document, together with supporting evidence reports are available on the council's website:

www.staffordbc.gov.uk/Strategic-Planning-and-Placemaking-consultations

- 2.2 During the consultation, we are seeking your views on the preferred options to help shape the new Local Plan. The preferred options is not our final draft and is one of the steps towards putting in place the council's new Local Plan.

3. How do I take part?

- 3.1 The consultation will run between 24 October 2022 and 12 noon on 12 December 2022. Please provide your response before the closing date.
- 3.2 We strongly encourage you to respond using the form available on the council's website at www.staffordbc.gov.uk/Strategic-Planning-and-Placemaking-consultations. Please email completed forms to SPPconsultations@staffordbc.gov.uk
- 3.3 Alternatively, if you choose to respond by e-mail or letter, please identify the paragraph, site reference or policy number to which your comments relate. Responses made by letter should be sent to the following address: Strategic Planning and Placemaking, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.
- 3.4 Please join us for an on-line presentation on Wednesday 9 November 2022 at 7.30pm or come along to one of our drop-in events:

Date	Time	Venue
Thursday 10 November 2022	4pm - 8pm	Jubilee Room, Eccleshall Community Centre
Monday 14 November 2022	4pm - 8pm	Grosvenor Centre, Gnosall
Tuesday 15 November 2022	4pm - 8pm	Westbridge Room, Christchurch, Stone
Saturday 19 November 2022	11am - 3.45pm	Stafford - Central Library

4. What are the key topics in the preferred options consultation?

4.1 The preferred options contains a wide range of policy areas to best meet the development needs of Stafford Borough up to 2040. Some of the key topics in the preferred options are identified below.

New homes

4.2 During the period 2020-2040, we aim to provide 10,700 new homes across Stafford Borough, which equates to 535 new homes each year. This is a 'jobs based' housing projection.

4.3 New homes will be provided by:

- The completion of existing housing commitments (new homes with site allocations under the adopted Local Plan, and housing developments with planning permission), including the completion of the North of Stafford and West of Stafford strategic development locations as identified in the adopted Plan for Stafford Borough 2011 - 2031
- The development of a new garden community called Meecebrook
- The development of new housing site allocations at Stafford, Stone, Gnosall and Woodseaves, including Stafford Station Gateway
- Permitting housing development of housing on windfall sites within settlement boundaries where applications accord with the policies of the new local plan
- Permitting housing development in rural areas where applications accord with the policies of the new local plan

4.4 The settlement hierarchy below sets out where development for new homes will be prioritised within the Borough. The proposed settlement hierarchy is informed through analysis of the size and level of facilities of each settlement, and is set out in the table below:

Settlement hierarchy
Tier 1 - Stafford
Tier 2 - Stone
Tier 3 - Meecebrook Garden Community
Tier 4 - Larger settlements of Barlaston, Blythe Bridge, Eccleshall, Gnosall, Great Haywood, Haughton, Hixon, Little Haywood and Colwich, Meir Heath / Rough Close, Weston, Woodseaves and Yarnfield

Settlement hierarchy

Tier 5 - Smaller settlements of Adbaston, Aston-by-Stone, Bradley, Brocton, Brocton A34, Church Eaton, Clayton, Cold Meece, Cotes Heath, Creswell, Croxton, Derrington, Fulford, Great Bridgeford, Hilderstone, Hopton, Hyde Lea, Milford, Milwich, Moreton, Norbury, Norton Bridge, Ranton, Salt, Seighford, Swynnerton and Tittensor

- 4.5 Development outside of a settlement boundary will be restricted and only permitted where applications accord with the policies of the new local plan. The Green Belt will be protected, and inappropriate development will not be permitted unless in very special circumstances, in line with national guidance.

Meecebrook garden community

- 4.6 The Government defines a garden community as a purpose built new settlement, or major extension to an existing town with:
- a clear identity and attractive environment, including green space;
 - a mix of homes, including affordable and self-build;
 - job opportunities;
 - transport infrastructure, including roads, buses and cycle route; and
 - schools, community and health centres.
- 4.7 The preferred options allocates land in the Cold Meece area for Meecebrook; a new settlement which shall provide at least 3,000 homes and approximately 15 hectares of land for employment uses between 2020-2040. There will be potential future development to provide an overall total of 6,000 new homes and an overall total of at least 30 hectares of land for employment uses.
- 4.8 Meecebrook shall include a high-quality town centre and will provide on-site facilities including education, retail, health and sport provisions. Transport facilities will also be delivered including a new railway station and off-site highway infrastructure upgrades necessary to mitigate the impact of the development on the highway network.

Employment land

- 4.9 During the period 2020-2040, we aim to deliver at least 80 hectares of land for employment. This is based on the projection of employment growth in the borough for the years 2020-2040.
- 4.10 Employment land will be provided by:
- The development in Stafford including the Stafford Station Gateway project and town centre transformation
 - The completion of the existing employment land commitments
 - The development of two proposed employment site allocations North of Stafford and at Ladfordfields
 - The development of 15 hectares of employment land at Meecebrook

Climate change

- 4.11 In the UK the built environment is estimated to account for 23% greenhouse gas emissions (both direct and indirect). Reducing greenhouse gas emissions from the built environment is therefore essential to contribute to the UK-wide target of achieving net zero emissions by 2050.
- 4.12 Planning proposals must demonstrate that all resources are used efficiently, as part of the construction and operation of a building. All major development should set out how embodied emissions have been taken into consideration through the production of an embodied carbon assessment.
- 4.13 In order to meet net zero operational energy, the policy lists a number of criteria that new homes and new major non-residential development must demonstrate have been achieved.

5. What other topics does the preferred options consultation cover?

- 5.1 The preferred options also includes the following topics:
- The amount of new floor space for shops, cafes and restaurants that is needed
 - Housing density and the mix of housing sizes
 - Internal space standards for housing
 - Affordable housing, self and custom build housing, and specialist housing including accessible housing and wheelchair housing
 - The natural environment including trees
 - Landscape character and the historic environment
 - Design
 - Local Green Space, play space and sports facilities
 - Air quality, waste and recycling
 - Health and wellbeing
 - Sustainable transport and parking
- 5.2 You can find out more about these issues by reading the full preferred options consultation document.

6. How do I find out more?

The full preferred options consultation document, together with the response form and supporting evidence reports, is on the council's website by clicking on the links below:

www.staffordbc.gov.uk/Strategic-Planning-and-Placemaking-consultations

Stafford Borough Council
Civic Centre, Riverside, Stafford, ST16
3AQ

01785 619 000 info@staffordbc.gov.uk
 [@staffordbc](https://twitter.com/staffordbc) www.staffordbc.gov.uk

