



The Plan for Stafford Borough: Part 2 Modifications



2016

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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 guides where new development will take place across the Borough area, and identifies 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, to create objectives to guide growth, and produce 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) sets out an approach to development in the sustainable settlement hierarchy, establishes settlement boundaries for Stafford, Stone and the Key Service Villages, together with boundaries for the Recognised Industrial Estates; considers retail frontages; and addresses the need for 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.

What is the Publication Document?

1.6 Following consultation on the ‘Plan for Stafford Borough Part 2 Proposals’ which closed in July 2015, this document is the ‘Plan for Stafford Borough Part 2 – Publication’. The document sets out a number of boundaries and policies to guide decision-making on planning applications. As the core direction of travel has been established in the adopted Plan for Stafford Borough (June 2014), there are limits to the changes contained within the Plan for Stafford Borough Part 2. Following responses received on the Part 2 Proposals document, amendments have been made to the settlement and Recognised Industrial Estate boundaries, Local Green Spaces, Community Facilities and retail boundaries. This next stage provides members of the public and key stakeholders with the opportunity to make representations on the soundness of any paragraph and policy in the document, and of the legal compliance of the Plan’s content and the process used in its preparation.

1.7 Once the consultation stage on this Publication document is completed, the Council will assess the representations received and produce a Submission version of the Plan for Stafford Borough Part 2 for an independent Examination. Following the Examination and receipt of an Inspector’s Report, the Plan for Stafford Borough Part 2 (modified as necessary in line with the Inspector’s Report’s conclusions) will then be formally adopted by the Council

Preparation of the Plan

1.8 In June and July 2015 ‘The Plan for Stafford Borough Part 2 Proposals’ sought views on the proposed Settlement Boundaries for Stafford, Stone, the Key Service Villages, Recognised Industrial Estates, Local Green Space, Community Facilities, and retail boundaries. The document also considered Gypsies, Traveller and Travelling Show people provision.

1.9 ‘The Plan for Stafford Borough Part 2 Publication’, was published in November 2015 and the statutory stage of seeking representations on soundness and legal compliance took place during December 2015 and January 2016. The document was submitted for independent Examination in April 2016.

1.10 For further information on the Plan for Stafford Borough or any other planning policy enquires, please contact the Forward Planning team using the following details: Forward Planning Team, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ Telephone: 01785 619 000 Fax: 01785 619 473 Email: forwardplanning@staffordbc.gov.uk

1.11 All documents are available on the Borough’s Council website at <http://www.staffordbc.gov.uk/forwardplans>. If you require this document in an alternative format (e.g. large print) please contact the Forward Plans team using the details above

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

Milestone	Target Date
Commencement	Underway

1 Introduction

Milestone	Target Date
Proposals consultation	Completed 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

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~~1.12 In preparing the Plan for Stafford Borough Part 2 Publication document, a wide range of evidence, technical studies and consultations concerning the adopted Plan for Stafford Borough has been taken into account. There is now the opportunity to make final representations on the soundness and legal compliance of the Publication document prior to the Examination process.~~

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~~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~~

~~If you wish to respond to the Proposals consultation please provide your feedback to Stafford Borough Council **by 12 noon on Monday 25th January 2016.**~~

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

Sustainability Appraisal

1.13 The Plan for Stafford Borough Part 2 has been subject to a Sustainability Appraisal which incorporates the requirements of a 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.

1.14 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~~ has been carried out in producing the Plan for Stafford Borough Part 2. The Sustainability Appraisal to support this Publication document can be found at www.staffordbc.gov.uk/sustainability-appraisal

2 Settlement Proposals

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 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 (SP3).

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%

Settlement Proposals 2

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 Commitments as of 31st March 2015

	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. Since such a substantial proportion of the housing requirement is already determined in this way, it is not necessary for this Part 2 document to make specific allocations for additional housing sites. The figure of 10,000 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 % percentage 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 Settlement Proposals

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.

2.8 To support this hierarchy, and to ensure the levels of growth remain consistent with the proportions of SP4, settlement boundaries have been 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~~ these criteria are also to be used prior to establishing the boundary). Essentially, the Plan establishes the principle of support for sustainable 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:

Settlement Proposals 2

- 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;**
- 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.

2 Settlement Proposals

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
- Completed sites and sites with extant planning 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
- Strategic Development Locations

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 have been 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 has been no need to review the Green Belt within Stafford Borough as ~~ample~~sufficient land is available in locations outside of the greenbelt to meet the development needs of the Borough. Therefore no review of the green belt has been undertaken.

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. 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,

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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

2.22 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 on the settlement boundary Inset Maps.

2.23 As neighbourhood plans are progressing through their separate consultation processes within each parish, alterations to a Key Service Village boundary may be proposed. It is intended that the Key Service Village boundary shown in the Plan for Stafford Borough Part 2 and the individual Neighbourhood Plans should be exactly the same to avoid confusion. If appropriate the policy map will be updated once a Neighbourhood Plan is adopted.

The Settlement Boundaries

2.24 Using the above methodology, in particular the principle set out in Spatial Principle 7 (SP7) 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.

2.25 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.

2.26 For each settlement in the Sustainable Development Hierarchy, a settlement boundary has been established. 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~~.

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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

Protected Social and Community Facilities:

2.27 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⁽¹⁾ 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.

2.28 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."

2.29 The provision of social and community facilities is integral to supporting sustainable communities and it is important to protect existing facilities (both internal and external spaces). For the purposes of the Local Plan, social and community uses are defined as including: community/meeting halls and rooms, doctors, dentists, hospitals and other health facilities;

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

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libraries; police and other emergency facilities; places of worship; schools and other educational establishments; and sport facilities. In addition, outside of the settlement boundaries of Stafford and Stone, public houses are also included.

2.30 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.

2.31 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.

Policy SB2 Protected Social and Community Facilities

The Plan seeks to ensure that social and community uses which meet on-going local community needs are protected throughout the Borough, and will support the provision of new facilities. Change of use to B1 (a), (b), (c), B2, B8, C2, C3, and Sui Generis uses will be resisted unless it can be established that the services provided by the facility are no longer required and it can be demonstrated that the site has been actively marketed for an alternative social or community use for over twelve months, or can be served in an alternative location within the same settlement, or in a manner that is equally accessible to the local community.

Protected Local Green Spaces:

2.32 The Local Green Space designation was introduced by the National Planning Policy Framework (paras. 76 – 78) to enable local communities through local and neighbourhood plans to identify green areas of particular importance to them for special protection.

2.33 ~~The vast majority of Local Green Space identified in the Proposals Document did not receive responses from the local community, and therefore the Council is unable to assess adequately how these Local Green Spaces might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “where 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”.~~

2.34 ~~In the very few instances where representations have been received which do potentially support designation as Local Green Space, there is nonetheless insufficient comprehensive evidence to demonstrate how the criteria of the NPPF have been met, and to distinguish local views about the relative importance of protecting land as greenspace from general expressions of opposition to further local development.~~

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2.35 The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans, either prepared by a Parish Council or a Neighbourhood Forum. Where a Neighbourhood Plan designates a Local Green Space, this will be shown on the Policy Map. It should be noted that Policy C7 of the Plan for Stafford Borough seeks to retain, protect, supplement or enhance open space, sport and recreation throughout the Borough. Policy N4 states that the green infrastructure network identified on the Policies Map will be protected, enhanced and expanded.

Stafford and Stone Protected Employment Areas

2.36 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.

2.37 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, 3 and 4 and Stone 1 and 2 of the Plan for Stafford Borough, these areas should remain as employment land. Proposals for development related to the existing agricultural use, prior to the strategic allocations coming forward, will be assessed under Policy E2 of the Plan for Stafford Borough. 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 for Stafford and Stone.

Policy SB3 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, 3 and 4, and Stone 1 and 2, of the Plan for Stafford Borough will be permitted. Proposals for development related to the existing agricultural use, prior to the strategic allocations coming forward, will be assessed under Policy E2 of the Plan for Stafford Borough.

Ministry of Defence (MOD) Protected Area

2.38 The new Settlement Boundary for Stafford incorporates MOD Stafford (Beacon Barracks). The MOD site is a large area of land to the north east 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 support its ongoing operational use, the MOD land is identified as a protected area on the Stafford Town inset map.

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Stafford Proposals

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

2.40 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 runs south along Blackheath Lane, where it meets St Thomas' Lane. The boundary then runs east, back in towards the centre of town along Tixall Road taking in the Perkins factory, the Kingston Centre and housing that borders the River Sow corridor.

2.41 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 including land with outline planning permission for residential units (09/12207/OUT). 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 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.

2.42 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.

2.43 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

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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.

2.44 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.

Stone Proposals

2.45 Stone is the second largest settlement in the Sustainable Settlement Hierarchy, it is the location for one of the key Strategic Development Locations for housing allocated in the Plan for Stafford Borough.

2.46 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. The small greenfield area 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 Stafford Borough Plan 2001).

2.47 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 Settlement Proposals

Barlaston Proposals

2.48 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.

2.49 The Barlaston settlement boundary is consistent with ~~Strategic~~ Spatial Principle SP7 within the adopted Plan for Stafford Borough, and has been developed in consultation with the Parish Council who are preparing the Neighbourhood Plan. It includes the Wedgwood Memorial College and Estoril House sites.

Eccleshall Proposals

2.50 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~~ have produced a Neighbourhood Plan for the Parish of Eccleshall ~~and are proposing to allocate~~ which includes allocating sites for residential use. ~~in their Plan~~. This was made on 26 July 2016. The settlement boundary is consistent with ~~Strategic~~ Spatial Principle SP7 and in accordance with the ~~draft~~ Eccleshall Neighbourhood Plan

2.51 To the north of the village the boundary has been drawn to include the allocations ~~proposed~~ within the Eccleshall 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 the in 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.

Gnosall Proposals

2.52 Gnosall is one of the 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's Neighbourhood Plan was made/adopted on 24 November 2015 and includes ~~are producing~~ has produced a neighbourhood plan for the Parish of Gnosall ~~and are proposing to allocate~~ sites for residential use ~~in their Plan~~. The settlement boundary is consistent with ~~Strategic~~ Spatial Principle 7 and in accordance with the emerging Gnosall Neighbourhood Plan.

Settlement Proposals 2

2.53 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 (14/20018/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.

2.54 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.

Haughton Proposals

2.55 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.

Hixon Proposals

2.56 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~~ have produced ~~ing~~ a Neighbourhood Plan for the Parish of Hixon ~~and are proposing to~~ which allocate sites, all of which currently benefit from a valid planning permission. The settlement boundary is consistent with Strategic Spatial Principle 7 and in accordance with the emerging Hixon Neighbourhood Plan.

2.57 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

2 Settlement Proposals

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).

Great Haywood Proposals

2.58 Located within the parish of Colwich, 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. Colwich Parish Council ~~are producing~~ have produced a Neighbourhood Plan for the Parish of Colwich (which contains 2 KSVs Great Haywood and Little Haywood / Colwich) ~~and are proposing to~~ and have allocated sites in their Plan. The settlement boundary is consistent with Strategic Spatial Principle SP7 and in accordance with the emerging Colwich Neighbourhood Plan.

2.59 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), it then returns to the properties of Earls Way who front onto the green space and follows Old Field Crescent where it meets the A51 again. 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.

Little Haywood / Colwich Proposals

2.60 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~~ have produced a Neighbourhood Plan for the Parish of Colwich (which contains 2 KSVs Great Haywood and Little Haywood / Colwich) ~~and are proposing to~~ and have allocated sites in their Plan. The settlement boundary is consistent with Strategic Spatial Principle SP7 and in accordance with the emerging Colwich Neighbourhood Plan.

2.61 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 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 and excludes Church Farm, but includes the Railway cottages.

Settlement Proposals 2

Tittensor Proposals

2.62 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.

Yarnfield Proposals

2.63 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.

2.64 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 Stafford Borough Plan 2001), it runs along the boundary of the green belt designation.

Weston Proposals

2.65 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 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.

Woodseaves Proposals

2.66 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.

3 Retail Boundaries

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⁽²⁾. The frontages and boundaries were reviewed in 2013 in the Stafford & Stone Town Centre Capacity Update Report⁽³⁾, with no major changes made to the proposed boundaries in the 2013 update.

3.3 The adopted Plan for Stafford Borough, at paragraph 7.15, states that the need for a primary and secondary frontage policy (and the location of defined frontages if a different approach is appropriate) will be considered in the subsequent Site Allocation Development Plan Document. A retail frontage policy is not explicitly required by the NPPF: Local authorities are required 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.*' The retail sector is changing quickly, and identifying frontages may restrict flexibility and could have a negative impact upon the vitality and viability of Stafford and Stone Town Centres. Therefore no additional policy is required for retail frontages, with decision-making on planning applications based on Policy E8 in the adopted Plan for Stafford Borough.

Eccleshall Local Centre

3.4 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.

3.5 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.

3.6 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.

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

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

Retail Boundaries 3

Village and neighbourhood shops

3.7 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.

3.8 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.

3.9 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.

4 Recognised Industrial Estate Boundaries

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 ~~has~~ 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 (4) is currently under consideration.~~

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) have been established in this document.

Methodology

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

Recognised Industrial Estate Boundaries 4

- 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.

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.

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.

4 Recognised Industrial Estate Boundaries

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.

Gypsies, Travellers & Travelling Show People 5

5 Gypsies, Travellers & Travelling Show People

5.1 A Gypsy and Traveller Accommodation Needs Assessment (GTAA) was published in 2015 as evidence to support the Plan for Stafford Borough. This document demonstrated a need for 43 new pitches ~~over the Plan period up to 2027~~. The Council has already made significant progress towards meeting the requirement, ~~of 43 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 7 pitches required to meet the identified need ~~up to 2031~~.

5.2 Policy C6 of the Plan for Stafford Borough provides a policy framework for positively determining planning applications for gypsy and traveller accommodation.

5.3 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 84% of the identified needs, the remaining requirement over the Plan period is now for only 7 pitches. It is anticipated that this small number of pitches can be provided through windfall sites prior to 2031. Therefore no further allocation is being made for gypsy and traveller sites.

6 Monitoring & Review

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.

6.2 Policy SB2 is relevant for monitoring using the following indicator and target for implementation. Policies SB1, SB3 and RIE1 will be monitored through the adopted Plan for Stafford Borough.

Table 4 SB2 Social and Community Facilities

Indicator	Target	Implementation
Amount of community land and floorspace lost to other uses	Minimise loss of social and community facilities to other uses	Through Stafford Borough Council Forward Planning section in conjunction with the development management decision making process and local partnership organisations

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 Dwellings** - 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

7 Appendix

community may fall into this section as could a homeowner who is living with a lodger.

- **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.