



Stafford Borough
Local Development
Framework



A Summary of The Plan for Stafford Borough Draft Publication



Stafford
BOROUGH COUNCIL

Planning and Regeneration | www.staffordbc.gov.uk

What is the 'Plan for Stafford Borough'?

The Plan for Stafford Borough - Draft Publication is part of the consultation process for preparing the new Plan for our area, called the Stafford Borough Local Development Framework.

The Local Development Framework will replace the existing Stafford Borough Local Plan 2001.

The Plan for Stafford Borough - Draft Publication includes:

A Vision - which sets out how Stafford Borough and the towns and villages within it will develop over the next 20 years

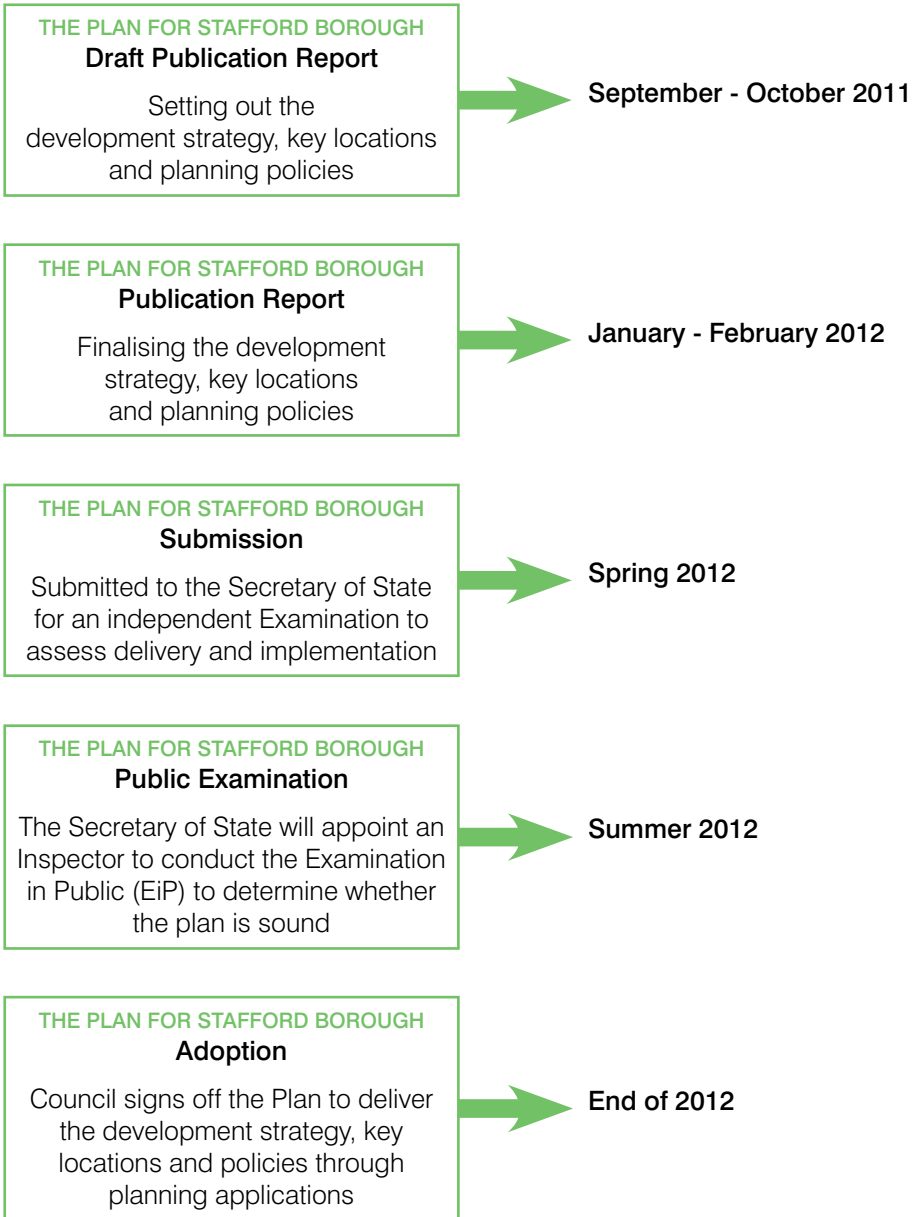
Key Aims and Objectives - explaining what we are aiming to achieve in particular areas to deliver the Vision

Development Strategy and Strategic Development Locations - setting out what new development is required in different parts of the Borough

Policies - detailing what policy matters will be used when determining planning applications

Monitoring and Implementation Framework - this is important as it will show us if and how the key objectives of the new Plan for Stafford Borough are being delivered

Timetable for the development strategy



Seeking your views

In preparing the 'Plan for Stafford Borough - Draft Publication' a wide range of evidence, technical studies and previous consultations have been taken into account.

These are available for viewing on www.staffordbc.gov.uk/gathering-evidence and www.staffordbc.gov.uk/ldf

We are now seeking your views on the key locations for future development, known as Strategic Development Locations. Please refer to the section at the back of this summary detailing how to respond.

All responses will be considered as the Council puts together its agreed Plan for Stafford Borough later this year.

Issues for Stafford Borough

Many issues have been raised through previous consultations including:

- The potential loss of employment in the Borough
- Infrastructure issues, such as congestion in particular locations
- Need for affordable housing, specialist housing and housing in rural areas
- Protection and enhancement of the natural environment
- Maintaining the character of towns and villages
- Climate change
- Flooding

Challenges for Stafford Borough

The Scale of New Development

For the period 2011 - 2031 the following new development needs to be built in the area:

- 10,000 new houses in Stafford Borough (an annual rate of 500) of which the majority to be at Stafford Town;
- 160 hectares of new employment land (annual rate = 8 hectares)

Vision

By 2031 Stafford Borough will have retained and enhanced its high quality unique character made up of the County Town of Stafford, the market town of Stone and extensive rural areas containing smaller towns and historic villages. It will have provided development to meet the local needs of all communities in the area, including affordable and quality housing as well as providing increased services and facilities.

The Borough will have a rich natural environment which is resilient to the effects of climate change, is well maintained and enhanced with more people enjoying the area through a greater sense of health and well being. A high quality strategic network of accessible green space will have been developed in and around Stafford, Stone and other areas as well as an enhanced and managed built and natural resources providing a clean, safe and fun place to live.

Stafford will have achieved a strengthened economy based on specialist industries, by retaining the high quality skills delivered by further education facilities and bolstered by significant inward investment. This will be supported by high quality housing and good levels of community services and facilities together with major infrastructure.

Stone will have high quality residential developments supporting first class business development whilst not undermining the local character of the town with its canal side vistas and vibrant local economy and community activities.

The rural areas will have been protected, conserved and enhanced to provide a high quality of environmental and landscape character supported through biodiversity enhancement schemes. In particular locations affordable housing will have been delivered to provide for local needs to support a diverse and regenerated rural economy and renewable technologies. The availability of accessible high quality services and facilities will have been provided across the rural area.

The Cannock Chase Area of Outstanding Natural Beauty and the Green Belt areas within Stafford Borough will have maintained and enhanced their local character and openness.

Development Strategy

New Housing Allocations

Stafford = 5,500 homes

Stone = 500 homes

Rural Areas = 1,000 homes
(to be identified through Neighbourhood Plans)

New Employment Land

Stafford = 63 hectares

Stone = 18 hectares

Ladfordfields = 6 hectares
(Seighford)

Raleigh Hall = 6 hectares
(Eccleshall)

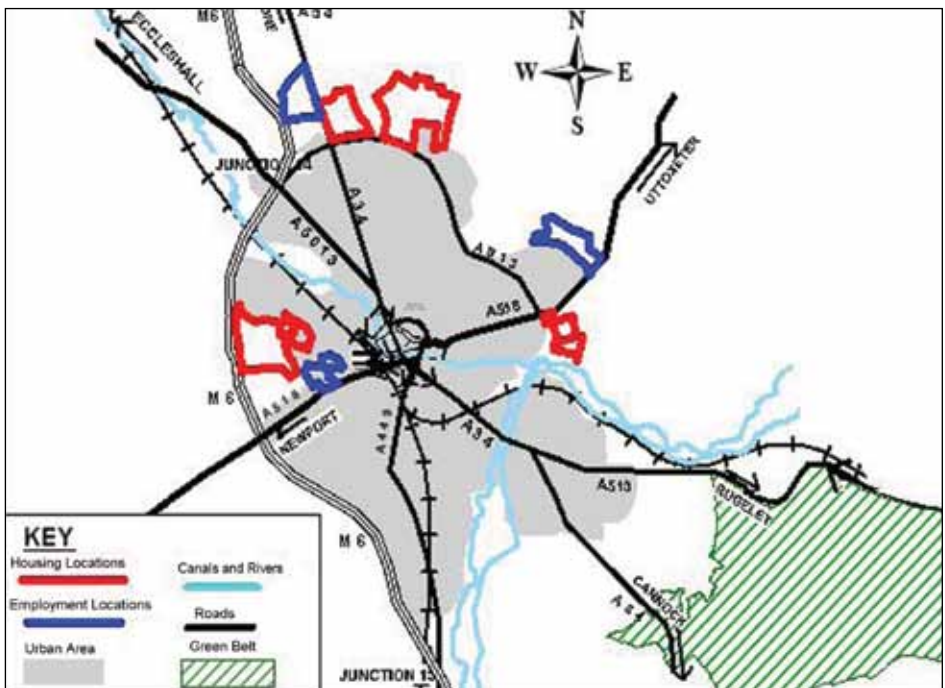
Stafford

The diagram below shows the suggested key locations for employment and housing development around Stafford town. Each of the suggested locations identified in the diagram will require adjustment of the current Residential Development Boundary to provide up to 5,500 new homes and 63 hectares of new employment land:

- The northern direction of growth will require new gas infrastructure to deliver employment, and measures will also be required to alleviate flooding associated with Sandyford Brook;
- The eastern direction of growth will require a new route between Weston Road A518 and St Thomas' Lane;
- The western direction of growth will require a new access road between Martin Drive and Doxey Road.

A final decision on the identification of Strategic Development Locations will take place after this consultation exercise, taking into account responses received.

Stafford Town Housing and Employment Locations

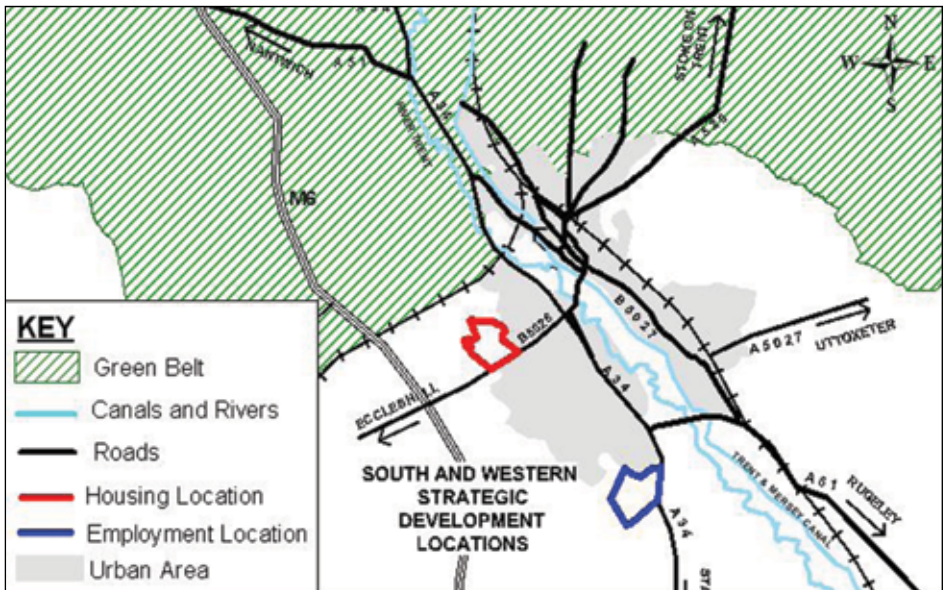


Stone

The diagram below shows the key locations for employment and housing development at Stone. Land to the north of Stone is designated as Green Belt. The locations identified in the diagram will require adjustment of the current Residential Development Boundary to provide up to 500 new homes to the west of Stone, later in the plan period if there is a lack of housing provided, and 18 hectares of new employment land to the south of Stone.

A final decision on the identification of Strategic Development Locations will take place after this consultation exercise, taking into account responses received.

Stone Town Housing and Employment Locations



Areas outside Stafford and Stone

The diagram below shows the key locations for employment development in the rural area. 6 hectares of new employment land is identified north of Ladfordfields industrial estate near Seighford and 6 hectares of new employment land is identified west of Raleigh Hall industrial estate near Eccleshall.

No housing allocations are currently identified in the rural areas.

A final decision on the identification of Strategic Development Locations will take place after this consultation exercise, taking into account responses received.

Ladfordfields



Raleigh Hall



Policy areas

The Scale of New Development

We are also seeking response to the following policy areas:

- Developer Contributions
- Sustainable Development and Climate Change
- Environment
- Green Belt
- Housing
- Local Economy and Town Centres
- Design and the Historic Environment
- Transport
- Open Space, Sport and Recreation

What we will consider

When deciding on the agreed policies and development locations for the new Plan, the following considerations will be taken into account:

- All comments received to the consultation
- Recommendations and information gathered through the Local Development Framework's www.staffordbc.gov.uk/gathering-evidence documents
- Plans and projects from other local authorities and statutory agencies

Have your say

By getting involved in the preparation of the new Plan for Stafford Borough you can help to shape future development in the Borough. Now is the time to influence these plans.

You can make comments through our on-line consultation system

ONLINE <http://staffordbc-consult.limehouse.co.uk/portal/>

WRITE TO Forward Planning, Civic Centre, Riverside, Stafford ST16 3AQ

E-MAIL forwardplanning@staffordbc.gov.uk

To respond to the 'Plan for Stafford Borough - Draft Publication' please provide feedback to Stafford Borough Council by **12noon on Friday 21 October 2011**.

More detailed information along with the full Draft Publication document can be accessed through the Borough Council web-site at www.staffordbc.gov.uk/ldf

STAFFORD BOROUGH COUNCIL

Civic Centre, Riverside, Stafford ST16 3AQ

CONTACT DETAILS:

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EMAIL forwardplanning@staffordbc.gov.uk
TEL 01785 619 000 [ask for Forward Planning]

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

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TEL 01785 619 000



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