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The Examination of The Plan for Stafford Borough Development Plan Document

Submissions to Hearing Session Matter 5 Stone Town. (Polices Stone 1- 2)

On behalf of :

- M J Barrett Group

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## **5. STONE TOWN (Policies STONE 1 – 2)**

Key issue:

Is the development strategy for Stone Town appropriate, effective, deliverable, sustainable, fully justified and soundly based, including the overall scale and location of new housing and employment development, the strategy for the town centre, and the proposed Strategic Development Locations?

### 5.1 POLICY STONE 1 – STONE TOWN:

Is the development strategy for Stone Town appropriate, effective, deliverable, sustainable, fully justified and soundly based, including:

a. Housing:

i. The overall amount, range, type, deliverability and accessibility of proposed new housing development, including at the proposed Strategic Development Location;

**In order to ensure flexibility consideration of a review of the greenbelt should have been included within considerations in respect to Stone. If additional flexibility and housing land is required then land between the A34 and the Trent and Mersey Canal can deliver homes in a location closer to the town centre than the proposed strategic sites. This should be considered to be available in any early review of the plan and should be safeguarded accordingly.**

b. Employment:

i. The overall amount, type, location and deliverability of new employment development;

ii. The approach to providing opportunities for new enterprises and businesses by allocating new employment sites, including at the proposed Strategic Development Location, and the approach to safeguarding existing employment land.

c. Stone Town Centre:

i. Strengthening the role of the town centre as a market town, including enhancing the primary shopping areas and providing additional convenience (1,400 sq m) and comparison (2,200 sq m) retail floorspace, and whether this is supported by the Retail Capacity Studies;

ii. Increasing the provision of new office and commercial development;

iii. Justification and details of the proposed mixed-use development at Westbridge Park, and its likely impact on recreational/green-space assets, canal and flooding.

d. Infrastructure:

- i. Is the scale, nature and timing of proposed transport infrastructure necessary, justified, deliverable, viable and appropriate, including improving public transport accessibility, reducing road congestion, extending cycling/walking paths, improving access to the railway station and ensuring adequate provision for taxis;
  - ii. Is the scale, nature and timing of other proposed infrastructure necessary, justified, deliverable, viable and appropriate, including new allotments, green infrastructure, mitigation of the impact of development on Cannock Chase SAC (including SANGS), and leisure, recreation and open space facilities?
- e. Have other potential Strategic Development Locations been properly assessed?

## 5.2 POLICY STONE 2 – WEST & SOUTH OF STONE

- a. Is the Strategic Development Location at West & South of Stone appropriate, effective, deliverable, sustainable, viable, fully justified and soundly based, including:
- i. The overall amount, mix, location, deliverability, viability and timing of new housing development (500 houses), including affordable housing;
  - ii. The overall amount, nature, location, deliverability, viability and timing of new employment development (18ha);
  - iii. The scale, nature, delivery, funding, viability and timing of proposed infrastructure requirements, including local highway and utilities improvements, mitigation of the impact of development on Cannock Chase SAC (including SANGS), and education facilities;
  - iv. The design of the proposed development, including the impact on the surrounding area and landscape and the provision of on-site renewable/low carbon energy solutions;
- b. Does the infrastructure and other evidence (including transport assessment) properly assess the likely level of proposed housing, employment and other development in terms of infrastructure requirements and impact of the proposed development?
- c. Is the extent of the proposed allocation sufficient to deliver the scale of proposed development and the associated infrastructure?
- d. Should the proposed development be delivered after 2021, in order to provide an opportunity to deliver brownfield development as part of the urban regeneration of the North Staffordshire conurbation