

The Plan for Stafford Borough: Part 2 Proposals Consultation Stage
Summary of Representations
 October 2015

Rep No / Respondent	Paragraph / Map / Question	Summary of Response	Council Response
LP2P 001 – Mr D Webb	2.3 Paragraph	Gnosall – As the number of houses to be developed in the Key Service Villages has been exceeded, applications from developers should be resisted. If the larger allocated sites do not get developed, the Key Service Villages should not be targeted to meet any shortfall.	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Gnosall is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Gnosall within Part 2. However the Gnosall Neighbourhood Plan identifies the figure of at least 230 dwellings within the Settlement Boundary and at least 20 dwellings in the rural area.</p> <p>The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P 002 – Mr D Webb	2.17 Paragraph	Gnosall – Agrees that the settlement boundary reflects local community's wishes. There should be no development outside the Settlement Boundary.	Noted

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LP2P 003 – Mr D Webb	Question 6	Stafford Settlement Boundary- this is supported.	Noted
LP2P 004 – Mr D Webb	2.60 Paragraph	Gnosall a) Fully supports land/community facilities identified in Table 8. b) Query regarding the library at St Lawrence school and its retention.	a) Noted. Tables listing protected facilities are to be replaced by amended policy SB2 this protects all social and community facilities in the Borough. b) The library will move out of the current school building before it is demolished. It will not be located in the new school building. The County Council has no plan to close the library but is looking for a community group to take the lead in developing and managing it, with help, in a new location. The County Council has advised that interim arrangements for a library service will be made.
LP2P 005 – Mr R Mellor	2.9 Paragraph	Fulford – Development within a settlement boundary should be proportionate to the existing infrastructure. There have been a number of planning applications made to develop fields in Fulford, which is inappropriate owing to the flooding and narrow lanes.	Fulford is not a Key Service Village and it is bounded by the North Staffordshire Green Belt. Future development proposals will be subject to policies in the Adopted Plan for Stafford Borough.
LP2P 006 – Mr M Tomkinson	Question 45	Woodseaves – The village hall should be identified as a protected community facility	Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset

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			Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.
LP2P 007	Comment retracted		
LP2P 008 – Mr G Orr	Question 20	Gnosall – Agrees with the settlement boundary, which should not be further amended/alterd.	Noted
LP2P 009 – Mr G Orr	Question 21	<p>Gnosall</p> <ul style="list-style-type: none"> a) The swimming pool, the library and scout hut are listed as community facilities however all are to be lost to the village. It is unlikely they will be replaced. b) Local Green Spaces once in a settlement boundary should all, by default, be protected from development. 	<p>The library will move out of the current school building before it is demolished. It will not be located in the new school building. The County Council has no plan to close the library but is looking for a community group to take the lead in developing and managing it, with help, in a new location in Gnosall. Informal discussions are underway with interested groups. Interim arrangements for a library service will be made if necessary.</p> <p>The swimming pool and youth club buildings have been demolished to make way for the new school. The County Council has entered into a Memorandum of Agreement to contribute finance and/or land to a new leisure facility in the area, subject to a sound business plan that accords with the Borough Council's Open Space, Sport and Recreation Assessment. <i>Youth equipment and funds</i></p>

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			<p><i>have been transferred to the Parish Council so that they remain available for future voluntary youth activity in Gnosall. (The Scout Hut between the Village Hall and Garage is not directly affected by the new school build.)</i></p> <p>Noted. In accordance with policy SB3 and the National Planning Policy Framework, Local Green Space will be protected.</p>
LP2P 010 – Mr G Orr	Question 21	Gnosall – Agrees with identified Local Green Space. Any and all green spaces within the settlement boundary should be included within the list of Local Green Spaces. No discussion or further consultation needed.	<p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: <i>“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”.</i></p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Gnosall Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful</p>

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			referendum, the Inset Plan for Gnosall will include Local Green Space promoted in the neighbourhood Plan.
LP2P 011 – Mrs G Gregory	2.1 Paragraph	Query on housing targets and refers to the unsuccessful High Court challenge by Gladman Developments. Questions whether the Plan should make reference to the over provision of housing in the Borough, to prevent 'future attacks' from developers.	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.
LP2P 012 – Mrs G Gregory	2.2 Paragraph	Approves the Stafford Borough Housing Growth Distribution list since it aims to redress the previous overbuild in the Key Service Villages.	Noted.
LP2P 013 – Mrs G Gregory	2.3 Paragraph	Since the planned Key Service Villages (KSVs) build has been exceeded by 10%, no further applications for development should therefore be granted other than approved infill in KSVs.	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The total requirement of new homes to be built across the</p>

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			KSV is 1,200 which has already been comfortably exceeded. This removes any compelling need to provide additional provision in the Key Service Villages and the proportions within the settlement hierarchy need to be monitored in order to ensure the delivery of the development strategy.
LP2P 014 – Mrs G Gregory	2.60 Paragraph	Gnosall - Questions how a community asset may be removed and not replaced.	For clarification the 'community facilities' listed in Part 2 and subject to Policy SB2 are not Community Assets, as defined by the Community Right to Bid. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough.
LP2P 015 – Mrs G Gregory	Question 20	Gnosall – The Settlement Boundary is approved via the Neighbourhood Plan and should remain unaltered.	Noted
LP2P 016 – Mrs G Gregory	Question 21	Gnosall: Notes that several community assets have been removed. This should not have been permitted.	For clarification the 'community facilities' listed in Part 2 and subject to Policy SB2 are not Community Assets, as defined by the Community Right to Bid. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough.
LP2P 017 – Mr G Knight	Question 1	Gnosall - Supports the settlement boundaries with the exception of the small field at the Horseshoe,	Noted. The Settlement Boundary at this location is aligned with the Neighbourhood Plan which has been subject to

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		<p>Audmore, Gnosall.</p> <p>The Settlement Boundary should be aligned with the road along the west boundary and should not include the small field. Its inclusion within the Settlement Boundary is inconsistent with Policy SP7.</p>	<p>Examination. No change is proposed.</p>
<p>LP2P 018 – Mrs J Burrows</p>	<p>General</p>	<p>Stone:</p> <p>Objects to any retail development at Westbridge Park, this should be directed to the High Street.</p> <p>Westbridge Park should be kept as a green space, even if there is less money to renovate the leisure centre.</p>	<p>Noted. The settlement boundary for Stone reflects the Green Infrastructure boundary that was identified in the adopted Plan for Stafford Borough. Change of use will be considered in the context of amended Policy SB2 which seeks to protect social and community uses.</p>
<p>LP2P 019</p>	<p>Comment retracted</p>		
<p>LP2P 020 – Mr A Osgathorpe</p>	<p>2.36 Paragraph</p>	<p>Stone:</p> <p>Protected Local Green Space should apply to the whole of Westbridge Park. The Brownfield allocation is inappropriate. The park is compliant with Policy C7 and SBC's definition of Local Green Space.</p> <p>The value of the whole park as a community resource</p>	<p>The adopted Plan for Stafford Borough includes policy SP7. This sets out the approach for establishing boundaries and where new development is and is not accepted.</p> <p>The settlement boundary for Stone reflects the Green Infrastructure boundary that was identified in the adopted Plan for Stafford Borough and it is protected under Policy</p>

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		<p>has been recognised by Stone Town Council in its recommendation for Community Asset Status, and was accepted by the current land owners, SBC.</p> <p>Reference is made to the previous Local Plan and Inspector's comment about the area being distinct from the town and that of the Inspector's comments more recently in 2011, that development could change the character of the park and gateway into Stone.</p> <p>The site also falls within the Floodplain. Retail development to off-set the cost of providing new leisure facilities is <i>misplaced</i> (sic)</p>	<p>N4 and C7 of the adopted PfSB. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
<p>LP2P 021 – Mr A Osgathorpe</p>	<p>2.48 Paragraph</p>	<p>Stone – Questions the settlement boundary at Westbridge Park.</p>	<p>The Adopted Plan for Stafford Borough (PFBSB) identifies the Green Infrastructure Boundary that relates to Policy N4. This matter was fully considered by the Inspector during the Examination and the boundary was amended as part of this process.</p>
<p>LP2P 022 – Mr A Osgathorpe</p>	<p>2.50 Paragraph</p>	<p>Stone – The football pitch adjacent to Tilling Drive and the Newcastle Road/Chandler Way allotments have not been included in Table 5 'Protected Land in Stone'. As the land falls within the Settlement Boundary it could be developed.</p>	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded policy protection under policy N4</p>

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		This is inconsistent with similar land/uses which are identified as being protected in Stafford.	and C7 and the allotments are also afforded protection under policy C7. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P 023 – Mr T Kelt	Question 10	<p>Stone – objects to the Settlement Boundary at Westbridge Park. The Settlement Boundary should be aligned with the canal.</p> <p>In the 2001 Local Plan, the whole of the park was allocated as green infrastructure; it is only more recently that the land and buildings between the service road and canal have been identified as brownfield. Its inclusion within the Settlement Boundary means that it can be developed, with only the leisure centre being a protected community asset.</p>	The Adopted Plan for Stafford Borough (PFSB) identifies the Green Infrastructure Boundary that relates to Policy N4. This matter was fully considered by the Inspector during the Examination and the boundary was amended as part of this process.
LP2P 024 – Mr A Osgathorpe	1.4 Paragraph	Greater clarity to be provided in respect of the role of the Plan for Stafford Borough Part 2 Proposals and how it relates to the Plan for Stafford. The response criticises the references made to the Plan, planning law and guidance, states that it is confusing. Criticises the consultation process.	Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.
LP2P 025 – Mr A Osgathorpe	2.50 Paragraph	Stone – The football pitch adjacent to Tilling Drive and the Newcastle Road/Chandler Way allotments have not been included in Table 5 'Protected Land in Stone'. As	Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate

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		<p>the land falls within the Settlement Boundary it could be developed.</p> <p>This is inconsistent with similar land/uses which are identified as being protected in Stafford.</p>	<p>how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
<p>LP2P 026 – Mr A Osgathorpe</p>	<p>Question 10</p>	<p>Stone – Does not agree with the Settlement Boundary at Stone. The Settlement Boundary should be aligned with the canal at Westbridge Park. Building in the park cannot be justified.</p> <p>Questions the proposed boundary which includes the land between Eccleshall Road/Common Lane. Clarification is sought as to whether this formed part of the Strategic Housing Development Location at Stone, or whether it is additional land.</p>	<p>The definition of the Settlement Boundary reflects the criteria established in PfSB Principle SP7, which include reference to the existing built form.</p> <p>In this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.</p> <p>The Settlement Boundary at this location includes the land granted planning permission in 2015 for 92 houses.</p>
<p>LP2P 027 – Mr A Osgathorpe</p>	<p>Question 11</p>	<p>Stone: Protection of Community Facilities. The Fitness Centre at Westbridge Park was built in 1989 with a build life of 12 years. It is an eyesore and has a negative impact upon the conservation area and gateway into the town. It is located within the flood plain.</p> <p>The building should be demolished and it should be</p>	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect</p>

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		replaced with more open and outdoor green features as identified in the PPG17 report. Alleyne's Sports Centre should be re- developed comprehensively instead.	social and community facilities across the Borough.
LP2P 028 – Mr A Osgathorpe	Question 12	<p>Stone – The football pitch adjacent to Tilling Drive and the Newcastle Road/Chandler Way allotments are not identified on the Stone Inset Map as 'Protected Land in Stone'.</p> <p>Suggests they are added to Table 5.</p>	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
LP2P 029 – Mr J Rhodes/ Dr M O'Sullivan	2.48 Paragraph	Walton, Stone – Representation to include land at Walton Heath House within the Stone boundary as it will be a natural extension to Stone.	<p>Do not alter Settlement Boundary .</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual</p>

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			<p>basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P 030 – Mr T Griffiths	Question 20	Gnosall – agrees with the settlement boundary for Gnosall.	Noted
LP2P 031 – Mr T Griffiths	Question 21	Gnosall - Agrees with the community facilities identified.	Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.
LP2P 032 – Mr T	Question 22	Gnosall - Agrees with the areas identified as Local	The vast majority of Local Green Space identified in the

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Griffiths		Green Space.	<p>Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “<i>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</i>”.</p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Gnosall Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Gnosall will include Local Green Space promoted in the neighbourhood Plan.</p>
LP2P 033 – Mr G Lester	Question 10	Stone – Agrees with proposed boundary, in particular north east Stone. Objects to permitting development into the Moddershall Valley or the Nicholls Lane area.	Agreed to exclude this land from the Stone Settlement Boundary.
LP2P 034 – Dr A Andrews	1.1 Paragraph	<p>Will changing the settlement boundary for Stafford Town alter Parish Council boundaries:</p> <p>a) In the short term and b) in the long term?</p>	At this time there are no proposals to amend the Parish Council boundaries. However this will be kept under review.
LP2P 035 – Mr A	Question 10	Stone – agrees with the location of the proposed	Noted.

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Evans		Settlement Boundary for Stone, especially north-east Stone.	
LP2P 036 – Mr R Pearce	Question 44	<p>Woodseaves – supports the settlement boundary. Asserts that for its size, the village has had its share of development over recent years.</p> <p>Requests that the High Offley Parish Council’s amendments to the settlement boundary are rejected. A planning application for 9 houses was rejected by the parish council, which they are now subsequently supporting for 22 houses.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Any planning applications submitted on land outside of the Settlement Boundary will be assessed against adopted policy SP7 of the PfSB.</p>
LP2P 037 – Mr TE Talbot	Question 44	<p>Woodseaves – Agree that a Settlement Boundary is required, but as drawn there is limited opportunity for infill development. This is required to support the local; business and traders.</p> <p>Request that the following changes are made to the</p>	<p>Do not alter Settlement Boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following</p>

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		settlement boundaries: <ol style="list-style-type: none"> 1. The farm yard to New Farm to the west is omitted from the settlement boundary 2. The land subject to the pending planning application for 20 houses is included with the settlement boundary 3. The land to the north of the school is included so it can be used as a car park and play park facility 	<p>areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Any planning applications submitted on land outside of the Settlement Boundary will be assessed against adopted policy SP7 of the PfSB.</p> <p>The 'Settlement Boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. For this reason New Farm which includes buildings and hardstanding has been included.</p> <p>Land to the south of New Farm: The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement</p>

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			<p>Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p><i>Land to the north of the school:</i> Do not alter Settlement Boundary.</p>
<p>LP2P 038 – Mr ND Talbot</p>	<p>Question 44</p>	<p>Woodseaves – Agree that a Settlement Boundary is required, but as drawn there is limited opportunity for infill development. This is required to support the local business and traders.</p> <p>Request that the following changes are made to the settlement boundaries:</p> <ol style="list-style-type: none"> 1. The farm yard to New Farm to the west is omitted from the settlement boundary 2. The land subject to the pending planning application for 20 houses is included with the settlement boundary 3. The land to the north of the school is included to be used as a car park and play park facility 	<p>Do not alter Settlement Boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Any planning applications submitted on land outside of the Settlement Boundary will be assessed against adopted policy SP7 of the PfSB.</p>

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			<p>The 'Settlement Boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. For this reason New Farm which includes buildings and hardstanding has been included</p> <p><i>Land to the south of New Farm:</i> The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p><i>Land to the north of the school:</i> Do not alter Settlement Boundary.</p>
LP2P 039 – Mr F Biard	2.35 Paragraph	Stafford – Identifies the following 24 sites within Stafford to be designated as Local Green Space stating they meet the tests set out in para 2.35 of the Plan:	<p>Do not designate as Local Green Space.</p> <p>Areas designated as Local Green Space will only be included if they are demonstrably supported by the local</p>

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		<ol style="list-style-type: none"> 1. Stone Road, Darnford Close 2. Woodlands/Harcourt Way 3. Eccleshall Road /Holmcroft Road 4. Prospect Road 5. Kingston Brook North 6. Kingston Brook South 7. Birkdale Drive/Weston Road 8. Hospital grounds 9. Pearl Brook/St George's Hospital 10. Queensway South 11. Crescent Road/Lawn Road – to be added as land identified in the Conservation Area 12. Denzil Green 13. Clarendon Drive/Whittingham Drive 14. Rising Brook 15. Meadow Road 16. Jupiter Way/Ferry Farm Drive/Virginia Ave 17. Batholdi Way/Daurada Drive 18. Merrivale Road 19. Merry Road 	<p>community, and the local community explains how the Local Green Space meets all of the criteria set out in the NPPF. No evidence has been submitted on how each site meets the criteria listed in paragraph 2.35 of Part 2.</p> <p>Furthermore, policy C7 of the adopted Local Plan seeks to protect sport, recreation and open space facilities.</p>

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		20. Rising Brook Methodist Church 21. Churchill Way Allotments 22. Morton Road/Churchill Way 23. Boon Grove/Heenan Grove 24. St Peters Gardens	
LP2P 040 – S Penny	Question 14	Barlaston – representation to include Barlaston Lea Cottage within the settlement boundary as it is suitable for infill development. It does not include any open fields and would reflect the existing settlement including St John the Baptist church, Barlaston Lea and Barlaston Cottage.	Do not amend Settlement Boundary as the properties and church lie within the North Staffordshire Green Belt. The Settlement Boundary is defined in accordance with an emerging Neighbourhood Plan.
LP2P 041 – D Mayer	Question 10	Stone – agrees with the Settlement Boundary, especially that for north east Stone. Development will not be acceptable in areas outside the boundary.	Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P 042 – Mr A Skerratt	1.5 Paragraph	Stone – The Council has ignored HM Stephen Pratt's comments concerning the settlement boundary at Westbridge Park, Stone. Boundary changes omitted from the Plan for Stafford Borough, because the Inspector regarded them as	The Adopted Plan for Stafford Borough (PFSB) identifies the Green Infrastructure Boundary for Westbridge Park that relates to Policy N4. This matter was fully considered by the Inspector during the Examination and the boundary was amended as part of this process.

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		<p>unsound, are now re-introduced in the Part 2 document.</p>	<p>The definition of the Settlement Boundary reflects the criteria established in PfSB Principle SP7, which include reference to the existing built form. In this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.</p>
<p>LP2P 043 – Mr A Skerratt</p>	<p>2.49 Paragraph</p>	<p>Stone – The Settlement Boundary at Westbridge Park is not consistent with the methodology set out in paragraph 2.13. It should follow the boundary of the canal and should not include parts of the park which falls within Flood Zone 2 of the floodplain.</p> <p>In 2014 the whole park was designated an Asset of Community Value. Its inclusion within the Settlement Boundary, suggests that it can be developed. This notion was rejected as part of the Examination into the Plan for Stafford Borough, on the grounds that mixing commercial or residential uses would change and spoil the park.</p>	<p>The Adopted Plan for Stafford Borough (PFSB) identifies the Green Infrastructure Boundary for Westbridge Park that relates to Policy N4. This matter was fully considered by the Inspector during the Examination and the boundary was amended as part of this process.</p> <p>The definition of the Settlement Boundary reflects the criteria established in PfSB Principle SP7, which include reference to the existing built form.</p> <p>In this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.</p>
<p>LP2P- 044 Mr J Beamond</p>	<p>Question 10</p>	<p>Stone – confirm their support for the proposed boundary for north east Stone. It is important that Nicholl's Lane Field remains outside, in accordance with Inspector A Lyman's decision. The field should be conserved as a heritage site setting to be enjoyed by</p>	<p>Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>

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		future generations.	
LP2P 045 – Mr C & Mrs A Myatt	Question 10	Stone – expresses support for the Plan, especially settlement boundary for north east Stone. If adopted, it will hopefully prevent over development of the green spaces between Stone, Oulton, Old Road and Moddershall which are neither needed nor appropriate.	Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P 046 – Network Rail	1.1 Paragraph	Comment regarding requisite notification of planning applications – Publicity for applications for planning permission within 10 metres of relevant railway land.	Noted
LP2P 047 – Mr D Pullman	Question 8	Stafford - Designate Falmouth Avenue a Local Green Space. Having lived on Falmouth Avenue for over 40 years, the land is used by children, dog walkers and casual walkers.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P 048 – Mr R Jebb	Question 10	Stone – the boundary is totally appropriate for north east Stone as it's an important area.	Agreed to exclude this land from the Stone Settlement Boundary.
LP2P 049 – Mr & Mrs A Haynes	Question 26	Hixon – does not agree with the Settlement Boundary Proposed.	Outline planning permission was granted on 22/06/2015. The boundary takes into account this planning permission.

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		<p>Notably objects to the boundary around Yew Tree House/ Yew Tree Farm at Egg Lane which is subject to a pending planning application.</p> <p>Inclusion of open farmland within the Settlement Boundary creates a precedent for future development. Concern expressed about landscape impact, access and infrastructure.</p>	<p>This boundary is also aligned with the emerging Neighbourhood Plan for Hixon.</p>
LP2P 050 - Stan Robinson (Stafford) Ltd	Question 51	Ladfordfields Industrial Estate – land west to Ladfordpool Farmhouse should be included within the revised RIE boundary as planning permission has been granted (12/16590/COU), to use this land for storage/parking.	The adopted Plan for Stafford Borough identifies 6 additional ha of land at Ladfordfields Industrial Estate as part of policy E4. The RIE has been identified to include existing development and commitments for industrial uses. The minor amendment to be incorporated on the Inset Map.
LP2P 051 – Stan Robinson (Stafford) Ltd	4.10 Paragraph	Ladfordfields Industrial Estate – request that as the additional land at the estate was identified as part of the Plan for Stafford Borough, that it is clarified in the supporting no further representations can be made concerning this land.	It is not considered that this is required when the document is Published.
LP2P 052 Fradley Estates	Question 10	Seeks the inclusion of 6 ha of land to North East of Oakleigh Court, Aston Lodge Park for approximately 100 residential units.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following

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		<p>The site has been previously put forward in the Strategic Housing Land Availability Assessment (SHLAA) pre 2015.</p>	<p>areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
<p>LP2P 053 – Fradley Estates (Paul Sharpe Associates)</p>	<p>2.48 Paragraph</p>	<p>Raise two objections to this paragraph:</p> <ol style="list-style-type: none"> Object to reference to '<i>a small area of green space Blackies Lane and Farriers Close has been excluded from the settlement boundary</i>' It is asserted that this should not be identified as a 'green space' as defined in the NPPF and 	<p>In response to objection 1: For clarification the greenfield land is not Local Green Space. Amend text to 'greenfield'.</p> <p>In response to objection 2 The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development</p>

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		<p>that it should warrant special protection.</p> <p>2. Object to the exclusion of the land between Blackies Lane and Farriers Close from the settlement boundary, as the purpose of the Settlement Boundary is to provide a clear indication of where development will and will not be acceptable.</p>	<p>delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P 054 – Fradley Estates (Paul Sharpe Associates)	Question 10	<p>Stone: Object to the exclusion of the land between Blackies Lane and Farriers Close from the settlement boundary.</p> <p>The site formed part of the Stone Area Plan in the 1980s and as part of the Aston Lodge Park Estate was</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p>

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		<p>reserved as a potential site for a local centre to serve the estate.</p> <p>A phase 1 Ecology Survey has been undertaken and it is of low value. It does not satisfy the Local Green Space criteria, but does meet the criteria in 2.11 of the PfSB Part 2.</p> <p>The site has been promoted via the SHLAA, but there has been no feedback about the site being unsuitable. In preparing part 2 the Council should be aware that two pre-application meetings have been held to discuss the development of the site.</p> <p>There needs to be a reasoned justification as to why it is not included in the Settlement Boundary.</p>	<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P 055 – Miss P Sandwell	2.68 Paragraph	<p>Great Haywood – Designate grass area at end of Marlborough Close as a Local Green Space.</p> <p>Residents are working with Staffordshire Wildlife Trust to turn the land into a meadow.</p>	<p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.</p>
LP2P 056 – Mr A	Question 10	Stone – Agrees with Settlement boundary at north east	Agreed to exclude this land from the Stone Settlement

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Cartlidge		Stone. Reference is made to Nicholls Lane field and the Inspector's report which dismisses the appeal by Seddon Homes for residential development. It should be conserved as a heritage site for future generations.	Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P 057- Mr F Biard	3.1	<p>Section 3 should not be confined to retail policies only, but should also include office; financial; administrative; commercial; leisure and 'hub activities'. Therefore town centre and settlement plans should define areas for mix uses and include relevant detailed policies for those areas. They should also include conservation area; heritage assets; green spaces; pedestrian areas; and linkages.</p> <p>Town centre boundary is too tightly drawn omitting Tesco's and Asda.</p> <p>Lack of guidance for the redevelopment of the County Council offices.</p>	<p>Adopted Policy E8 of the Plan for Stafford Borough establishes town centre uses and provides a strategy for Stafford Town centre. The adopted Policy Map includes a town centre boundary and the conservation area for Stafford and it is in accordance with the NPPF.</p> <p>Any redevelopment within the town centre will need to accord with policy E8.</p> <p>It is the intention that once Part 2 is adopted, the Policy Map will be updated accordingly.</p>
LP2P 058- Mr F Biard	3.8	<p>Stafford: the three major town centre sites are not identified in the Primary Shopping Area; neither is Morrisons which is under construction.</p> <p>No provision for large scale retail provision over the Plan period. Questions whether Policy E8 of The Plan</p>	Adopted Policy E8 of the Plan for Stafford Borough has been found sound. This identifies the town centre and primary shopping areas and includes significant town centre uses at Kingsmead and Riverside.

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		for Stafford Borough is sufficient. Cites Kingsmead as an example.	
LP2P 059 – Mr F Biard	Question 47	<p>Stafford Queensville Park- the emerging plan should include policies on non-retail uses to reflect changes in retail sector during the Plan.</p> <p>Reference made to the following retail developments that have been granted planning permission which are outside town centre locations:</p> <ul style="list-style-type: none"> • Co-op - Silkmore Lane, Stafford • Aldi – Lichfield Road, Stafford • Lidl - Stafford Road, Stone <p>Reference should be made in Part 2 that such developments would be most appropriate in town centres.</p> <p>Clarification required in respect of wording to Policy RET 1 to reflect primary and secondary retail frontages, with a threshold for 50% for primary frontages and 25% for secondary frontages.</p> <p>Query as to the status of the new retail space being constructed between South Walls and the River Sow, as not included in the primary and secondary</p>	<p>Adopted Policy E8 of the Plan for Stafford Borough supports the hierarchy of town, local and other centres. Retail development in an edge-of-centre or out-of-centre locations are subject to an impact assessment.</p> <p>This policy also seeks to maintain and improve the quality and diversity of retail provision and other uses, including the provision of entertainment and cultural activities.</p> <p>Following the consultation it is proposed to omit the policy on frontages, as the retail sector is changing quickly and identifying retail frontages may impact upon the viability and vitality of the town centre .</p>

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		<p>frontages.</p> <p>Questions whether a policy relating to temporary uses in the town centre should also be included, to reflect change in the traditional town centre.</p>	
LP2P 060 – West Stafford Multi Academy Trust	2.79 Paragraph	<p>Woodseaves Academy is currently operating at 100% over capacity; there is a concern about increase in demand on school places arising from residential development. Significant development is required at the school to maintain track record.</p> <p>Requests a meeting to discuss educational needs of Woodseaves over the next two decades.</p>	<p>The adopted Plan for Stafford Borough (PfsB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfsB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Woodseaves within Part 2. Education provision at Woodseaves will be coordinated through Staffordshire County Council Education department.</p>
LP2P 061 – D and H Rose	Question 10	Stone – agree with NE Stone boundary. Also agree with boundary running along Airdale Road, The Spinney and Oulton Cross. Detrimental to the	Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood

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		Moddershall Valley Conservation area to allow development beyond above areas.	Plans.
LP2P 062 – Barlaston Parish Council	2.52 Paragraph	TYPO – Wedgwood Memorial College not Wedgewood.	Noted.
LP2P 063 - Barlaston Parish Council	2.53 Paragraph	<p>Barlaston: seeks the inclusion of the following within Table 6 protected land in Barlaston and on the Inset Map.</p> <p><i>Community Facilities:</i></p> <ul style="list-style-type: none"> • St John the Baptist Church religious building; • Barlaston cricket club sports facility; • Meadow Court sheltered housing <p><i>Local Green Spaces:</i></p> <ul style="list-style-type: none"> • the village green; • Barlaston cemetery <p><i>Others to consider:</i></p> <ul style="list-style-type: none"> • Barlaston hall & old church- listed buildings <p>Barlaston parish council agrees with the location of the settlement boundary.</p>	Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.
LP2P 064 – M Cartwright	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. Local resident for over 50 years it is an informal natural environment.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the

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			<p>Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P 065 - Barlaston Parish Council	Question 14	Barlaston – Parish Council disagrees with any change to the agreed settlement boundary as this would set a precedent for more infill on the periphery of the old Residential Development Boundary and the New Settlement Boundary.	Noted and agree the Settlement Boundary has been prepared alongside the parish council and emerging Neighbourhood Plan.
LP2P 066 – Barlaston Parish Council	Question 15	Barlaston – Parish Council agrees with the listed community facilities and the green spaces listed, although they believe some are missing that fall within or are adjacent to the settlement boundary (specified in comment 063).	<p>Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across Borough.</p> <p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “<i>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of</i></p>

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			<p><i>its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife”.</i></p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Barlaston Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Barlaston will include the Local Green Space promoted in the neighbourhood Plan.</p>
LP2P 067 – Mrs E Mellors	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. A local resident for over forty years, who uses the land for recreational purposes.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P 068 – Fulford	4.4 Paragraph	Fulford – the parish council are concerned that	Hadleigh Park is identified in the Plan for Stafford as a

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Parish council		Hadleigh Park, Grindley Lane, Blythe Bridge is not listed as a Recognised Industrial Estate (RIE).	'Major Developed Site in the Green Belt'. Where limited infilling or the partial or complete redevelopment will be supported for employment purposes. To include it as a RIE would duplicate policy.
LP2P 069 – Fulford Parish Council	5.5 paragraph	Fulford - The policy stated on gypsies, travellers and show people is vague and non-specific as it leaves open the opportunity for developments outside of designated sites. What is meant by windfall sites? They should be identified and not left to chance.	<p>Adopted Plan for Stafford Borough policy C6 provides the context for gypsies, travellers and travelling show people to be considered through the planning process.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) identified a need for 44 pitches over the Plan period. Planning permission for a gypsy and traveller site has been granted for a St Albans Road, Stafford for 36 pitches.</p> <p>A revised GTAA is currently being prepared with Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council and East Staffordshire Borough Council. The Council does not consider it is necessary to identify the remaining 8 pitches as a specific allocation owing to the very small number to be allocated.</p> <p>Planning law requires that applications for planning permission must be in accordance with the development</p>

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			plan. Any application for such a site(s) will be duly assessed.
LP2P 070 – A Duke	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The land is used by local residents and is a haven for wildlife. Reference is made to the application for Village Green Status.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P 071 – G & S Barwick	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. It is an amenity space for residents and it is used throughout the year. It is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P 072 – GJ & JA Dodd	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. Reference is made to the Village Green	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new

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		application. It is a haven for wildlife.	Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P 073 – P & S Nicholas	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. It is an amenity space used by residents of all generations and it is used throughout the year.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P 074 – A Matthews	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. It is an amenity space for residents and it is used throughout the year. It is a haven for wildlife and it is peaceful and tranquil.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to

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			<p>policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P 075 – Miss J Jackson</p>	<p>4.9 Paragraph</p>	<p>Hixon– Should be guaranteed that there is no development beyond the boundary; notably the airfield beyond the main runway that lies between Bridge land and Stowe Lane, and Stowe-by- Chartley village.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Hixon is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>

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LP2P 076 – Miss J Jackson	2.64 Paragraph	Hixon – There needs to be a strong buffer between Hixon and Stowe-by-Chartley. Reference is made to recent applications that have been refused on the grounds of the impact of traffic.	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Hixon is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Hixon within Part 2. However the emerging Hixon Neighbourhood Plan identifies the figure of approximately 30 dwellings within the Settlement Boundary.</p> <p>The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P 077 – Mr B Heather	Question 29	Great Haywood – Representation for Roseacre Nursery to be included within the Settlement Boundary. The site has been identified in the emerging Neighbourhood Plan and could accommodate the new	Noted and agree to amend the boundary in dialogue with parish council who are preparing the Neighbourhood Plan.

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		medical centre or residential development.	
LP2P 078 – Mr & Mrs I and M Price	Question 26	Hixon – Planning App 14/20291/OUT – planning permission has been granted for a new dwelling therefore the land should be included within the settlement boundary.	Noted and agree to amend the boundary
LP2P 079 – Mr R G Jones	Question 12	<p>Stone – The 3 tennis courts and children’s play at Westbridge are not identified as Local Green Space, whereas Stonefield Park is.</p> <p>Criticism of SBC’s “local” knowledge. Also comment regarding ‘flood risk at Westbridge Park as the tennis courts are within flood zone 2, with some parts in flood zone 3.</p>	<p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “<i>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</i>”.</p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>
LP2P 080 – Mr & Mrs I Johnson	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. It is an amenity space for residents and it is used throughout the year. It is a haven for wildlife and it is peaceful and tranquil.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded

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			<p>as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P081 J Fenton	Question 44	<p>Woodseaves: Request that the following changes are made to the settlement boundaries:</p> <ol style="list-style-type: none"> 1. The farm yard to New Farm to the west is omitted from the settlement boundary 2. The land subject to the pending planning application for 20 houses is included with the settlement boundary 3. The land to the north of the school is included to be used as a car park and play park facility 	<p>Do not alter Settlement Boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Any planning applications submitted on land outside of the Settlement Boundary will be assessed against adopted policy SP7 of the PfSB.</p>

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			<p>The 'Settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. For this reason New Farm which includes buildings and hardstanding has been included</p> <p><i>Land to the south of New Farm:</i> The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p><i>Land to the north of the school:</i> Do not alter Settlement Boundary.</p>
LP2P082 – Mr M Tyson	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space, it is the only wild natural area in the whole of the Weeping Cross and Baswich area.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded

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			<p>as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P083 - Mr and Mrs Evans	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space- used for dog walking, exercise, sledging akin to an 'outdoor community centre'	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P 084 – Mrs M Keast	Question 7	Stafford – Stafford Rugby Clubs grounds should be on the list of Green Spaces.	<p>Noted. No change as the rugby club falls within policy Stafford 3 - West of Stafford. This seeks to comprehensively redevelop this part of Stafford.</p>
LP2P085 – Mrs M Keast	Question 8	Stafford – Stafford Rugby Club grounds should be treated as a community asset.	<p>No change. For clarification the 'community facilities' listed in Part 2 and subject to Policy SB2 are not Community Assets, as defined by the Community Right to Bid.</p>
LP2P086 – Mr and Mrs	Question 8	Stafford – Designate Falmouth Avenue as a Local	<p>The land was allocated in the adopted 2001 Local Plan as</p>

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Jones		Green Space it is a community asset and attempts have been made to designate it as a Local Village Green.	suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P087 High Offley Parish Council	Q44	<p>Woodseaves: Does not agree with the proposed Settlement Boundary needs to include the following three areas:</p> <ol style="list-style-type: none"> 1. Include land subject to planning application 15/21960/OUT for 20 houses at New Farm, Stafford Road 2. Include land to the north of the school for a car park or facilities in connection with the above application. 3. Reinstate the land that was identified in the Local Plan as falling within the Residential Development Boundary on Newport Road between The Old Dairy and The Croft. <p>Omit the land at New Farm to the east (farm yard)</p>	<p>Do not alter Settlement Boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Any planning applications submitted on land outside of the</p>

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			<p>Settlement Boundary will be assessed against adopted policy SP7 of the PfSB.</p> <p>The 'Settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. For this reason New Farm which includes buildings and hardstanding has been included</p> <p><i>Land to the south of New Farm:</i> The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P088 High Offley Parish Council	Q45	Woodseaves Village Hall has not been included within Table 18 Protected Land in Woodseaves or on the Inset Map.	Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough
LP2P089 High Offley Parish Council	Q46	Woodseaves - Agrees with the land identified as Local Green Space.	The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess

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			<p>adequately how Local Green Space might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “<i>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</i>”.</p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>
LP2P 090 – Mrs J Fearn	Question 10	Stone – support settlement boundary especially north east Stone boundary. Reference is made to the recent planning appeal by Seddon Homes. The historic and sensitive landscape should be safeguarded.	Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P 091 – Eccleshall Parish Council	Question 19	Eccleshall – Local Green Space should include Land off Badgers Court (it is included in the Neighbourhood Plan).	The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF, notably bullet point 2 of paragraph 76 which states the following: “ <i>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</i>

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			<p><i>as a playing field), tranquillity or richness of its wildlife”.</i></p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Eccleshall Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Eccleshall will include the Local Green Space promoted in the neighbourhood Plan.</p>
LP2P 092 – Eccleshall Parish Council	Question 48	Eccleshall – the boundary of the Local Centre should be increased to include Co-Op car park and the Hairdressers and Animal Health Store along Stone Road.	No change is proposed as the two retail units are separated from the local centre by a pub car park and a terrace of houses (comprising 7 dwellings) along Stone Road. It is not proposed to include the car park to the supermarket as part of the Local centre.
LP2P 093 – Eccleshall Parish Council	Question 51	Raleigh Hall RIE Boundary – Underwood Farm and a residential property to the west have been excluded. It seems inappropriate to have residential properties in the centre of an RIE.	Noted. However no change is proposed, as these are in residential use and do not form part of the industrial estate.
LP2P 094 – Coal Authority	General	No specific comments to make as it relates to matters of local determination and relevant to Coal Authority.	Noted
LP2P 095 – Mr B & Mrs S Williams	Question 10	Stone – Agrees with north east Stone boundary. Mentions PIN Anthony Lyman decision regarding Nicholls Lane	Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.

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LP2P 096 – Mr B & Mrs S Williams	Question 8	Stone – Designate Nicholls Lane Field a Local Green Space	Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans, which is currently being prepared by Stone Town Council.
LP2P 097 – Mr L George	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used by the family for informal recreation on a regular basis.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P098 – West Midlands Estate Group on behalf of Mr G Tavernor and Family	Question 41	Weston – Object to the Settlement Boundary. It should include land at London Road end of Green Road (planning reference 14/21452/OUT). Outline planning permission was refused for 53 new dwellings, but it would support the village's exiting facilities.	No change proposed. This is a green field site adjacent to Weston. The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Weston is identified as KSV.

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			<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Weston within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P099 – Mr A Heath	Table 5	Stone – Tilling Drive concerned that the Local Green Space designation is being removed. It is heavily used by local residents.	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
LP2P100 – Mr Talbot	Question 44	Seeks the inclusion of land at Lodge Lane adjacent to The Wheelwright Shop to accommodate 2 further residential dwellings.	<p>Do not alter Settlement Boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through</p>

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			<p>Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned. Since a substantial proportion of the housing requirement is already determined by the provision made by the SDLs, and elsewhere in the Borough by subsequent development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites.</p>
LP2P101- Mr and Mrs Smedley	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new

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		on a regular basis and is a haven for wildlife.	Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P102- Mr and Mrs Davies	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P103 C Saberton	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the

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			<p>Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P104 - Mr Saberton	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. A valued community asset used by local residents.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P105 – fbc Manby Bowdler on behalf of Mr and Mrs Swinnerton	Question 23	<p>Haughton - object to the proposed Settlement Boundary as it is too restrictive and does not allow scope for further development in the village. Conflict between identifying it as a KSV versus providing development.</p> <p>Request the inclusion of land to the south of the village to 'infill' between The Shropshire Inn PH and the new cul-du-sac adjacent to the post office.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Haughton is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy</p>

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			<p>SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Haughton within Part 2. The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P106- Mr T Talbot	Q44	Woodseaves: Include land to the north of the Dicky lane/ west of Newport Road. The proposed Settlement Boundary provides little opportunity for small scale development.	<p>Do not include the land within the settlement boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy</p>

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			<p>SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Woodseaves within Part 2. The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P107- Mr C Talbot	Q44	Woodseaves – does not agree with the Settlement Boundary proposed. There are other areas in the village which should accommodate residential development.	<p>Do not include the land within the settlement boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual</p>

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			<p>basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Woodseaves within Part 2.</p> <p>The Settlement Boundary has been prepared based upon the housing provision set out in adopted policy SP7 of the adopted Local Plan and the methodology set out in paragraph 2.11.</p>
LP2P108 - Mr B Deakin	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P109 - B Hughes	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs</p>

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			<p>along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P110- Mr G Trow	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P111 – Mr and Mrs S Rudd	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p>

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			Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P112 - Historic England	Policy SP7	<p>Policy SP7 needs to be re-worded to state that development will be accepted if it protects, conserves and where possible, enhances the significance of heritage assets, including their setting.</p> <p>HE support the inclusion of terms such as the importance of special character, local distinctiveness, protecting open spaces and views etc. It is considered that a separate clause within SP7 would provide clarity.</p> <p>How will the Council will assess what harm may occur for heritage assets as a result of new development proposed within Part Two and how the Plan will incorporate mitigation measures such as the need for archaeological assessment or design principles to manage height, design, layout, materials etc. if there are particular concerns in particular areas?</p> <p>How will the Council undertake their Strategic</p>	<p>No change is proposed to the wording of the policy. This is an adopted policy forming part of the Plan for Stafford Borough (PfSB). Proposals that would affect the significance of a heritage asset will be assessed under Policy N9 of the PfSB.</p> <p>There are no specific housing numbers allocated in the Key Service villages within Part 2.</p> <p>The boundaries have been drawn to reflect planning consents given from housing developments, subject to policies in the adopted Local Plan. The Strategic Development Locations were subject to a Strategic Environmental Assessment; however this is not necessary for the 1,200 dwellings to be allocated in The Key Service Villages or 800 units to be built in the rest of the borough. This is because Development Management will be applying the policies contained within the adopted Local Plan when assessing applications</p>

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		Environmental Assessment and the requirement to assess alternative sites, if no sites are being identified for development?	
LP2P113 – Ms A Sigley	Table 5	<p>Stone – Tilling Drive concerned that the Local Green Space designation is being removed. It is heavily used by local residents.</p> <p>Concern that no publicity over changes to the designation</p>	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
LP2P114- Mr D C Jones	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. If classification remains as ‘open countryside’ it is vulnerable to housing development.</p> <p>The alternative is Cannock Chase which is under immense pressure.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P115 – Mr and Mrs	Question 10	Stone – Agrees with north east Stone boundary.	Noted - no further changes are proposed to the north east

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Scrivens		<p>Not all land within the Stone Parish should be developed for housing and there are limited areas of open space available for residents. Already substantial development has occurred within Stone. Concern about adequate social infrastructure.</p> <p>The representation includes a leaflet from Staffordshire Moorlands advertising a consultation drop in event on changes to the development boundaries and site allocations.</p>	<p>boundary.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers. Since a substantial proportion of the housing requirement is already determined by the provision made by the Strategic Development Locations, and elsewhere in the Borough by subsequent development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites.</p> <p>The Plan For Stafford Borough Council –Part 2 has been prepared in accordance with the Statement of Community Involvement.</p>
LP2P116 – Mr C Roe	Question 31	Great Haywood - Designate grass area at end of Marlborough Close as a Local Green Space. The area	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood

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		is used for informal recreation on a regular basis and is a haven for wildlife. It is worthy of being a local nature reserve.	Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P117 –Taylor Wimpey	Question10	Supports the Settlement Boundary for Stone as it includes land granted for planning permission to the west of Walton	Noted
LP2P118 – Natural England		<p>Agree with the Council’s conclusion that at this ‘Part 2 – Proposals’ stage of the Stafford Borough Local Plan the need for further Habitats Regulations Assessment can be screened out i.e. no further HRA is required.</p> <p>The Council should keep a record of this correspondence to evidence its thought process and our advice.</p>	Noted
LP2P119 -Mr Ian Pakeman	12	Walton: the sports field at Tilling drive should be designated as a Local Green Space.	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through</p>

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LP2P120 – Stone Town Council	10	<ol style="list-style-type: none"> 1. The Green Belt should be extended to include the land adjacent to Nicoll's Lane 2. Land to the north of Common Lane adjacent to Walton Heath House, should not be included in the Settlement Boundary as it has not been approved (application 14/20854/OUT) 3. Object to the Settlement Boundary at Westbridge Park. The settlement boundary should follow the Trent and Mersey Canal. 	<p>Neighbourhood Plans.</p> <ol style="list-style-type: none"> 1. No change proposed. The NPPF states that Green Belt boundaries should only be altered in exceptional circumstances. 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. However, Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans. This gives land the same status as Green Belt. 2. No changes made to Settlement Boundary. Outline planning permission for 92 dwellings at land to the north of Common Lane and Eccleshall was approved in July 2015. The boundary will therefore remain as proposed. 3. The proposed Settlement Boundary for Part 2 to Westbridge Park is aligned with the Adopted Proposals Map for The Plan for Stafford Borough 2011-2014. The Town Centre Boundary remains unchanged as does the Green Infrastructure designation to

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			<p>Westbridge Park .The definition of the Settlement Boundary reflects the criteria established in PfSB Principle SP7, which include reference to the existing built form.</p> <p>In this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.</p>
LP2P121 - Stone Town Council	Question 11	<p>Stone: The area between Trent and Mersey Canal towpath and access road on Westbridge Park - the community sports facility, children’s play area and tennis courts need to be identified as a community facility to be consistent.</p>	<p>The proposed Settlement Boundary for Part 2 to Westbridge Park is aligned with the Adopted Proposals Map for The Plan for Stafford Borough 2011-2014. The Town Centre Boundary remains unchanged as does the Green Infrastructure designation to Westbridge Park.</p>
LP2P122 - Stone Town Council	Question 12	<p>Stone: The following Local Green Spaces should be included:</p> <ol style="list-style-type: none"> 1. Newcastle Road Allotments 2. Sports ground adjacent to Walton Allotments (Tilling Drive) 3. Pirehill Lane shops, Pirehill (Local Centre) 4. Eccleshall Road Shops (Local Centre) 5. Garage on Lichfield Road (Local Centre) 6. Heathfield Avenue 7. Mount Road Allotments 8. Green area between Birch Road and Ash 	<p>Do not designate the site identified as Local Green Space. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. No evidence has been submitted on how each site meets the criteria listed in paragraph 2.35 of Part 2.</p> <p>Furthermore, policy C7 of the adopted Local Plan seeks to protect sport, recreation and open space facilities. Stone Town Council has the opportunity to designate Local Green Space through its Neighbourhood Plan.</p>

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		<p>Road</p> <p>9. Green area between Pingle Lane and Jordan Way</p> <p>10. Land adjacent to Lyndhurst Grove</p> <p>11. Land Adjacent to Bakewell Drive</p> <p>12. Green Area at the end of Spode Close</p> <p>13. Green Area on Crestwood Drive</p> <p>14. Green area adjacent to redwood Avenue and Valley Road junction</p> <p>15. Roundabout on Whitebridge housing estate.</p> <p>16. Amend wording to green space off Pembroke Drive, Aston Lodge to 'Green Space with children's play area'</p>	<p>Policy E8 of the adopted Local Plan identifies Local Centres, this includes the Stone Local Centre at Walton, it does not include Pirehill Lane Shops; the garage on Lichfield Road, or the shops on the northern side of Eccleshall Road adjacent to the petrol filling station. They could be identified however in the emerging Neighbourhood Plan.</p>
LP2P123 - Stone Town Council	Question 13	Stone - agree with employment areas identified on the plan	Noted.
LP2P124 - St Modwen	Question 32	The inclusion of land at Coley Lane within the Settlement Boundary is supported as it includes land with planning permission for 20 dwellings (reference 13/19631).	Noted.
LP2P12 - Mr Beardmore	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs

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			<p>along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P126 Mr Paul Shaw	2.20	<p>The provision of 10,000 new houses over the Plan period must be regarded as an absolute minimum and more development needs and must be encouraged to bring sites forward now.</p>	<p>The Plan for Stafford Borough sets out the housing provision and targets together with a development strategy to deliver housing provision.</p> <p>The target figure of 10,000 is not a maximum, but new development must be delivered proportionally in accordance with the Sustainable Settlement Hierarchy.</p> <p>Furthermore, the proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned. Since a substantial proportion of the housing requirement is already determined by the provision made by the SDLs, and elsewhere in the Borough by subsequent</p>

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			development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites.
LP2P127 Mr Paul Shaw	2.8 Paragraph	<p>Stafford: The boundaries are drawn too tight allowing development through the 'back door'.</p> <p>Objects that at least 30% of the land allocations in Stafford is in control of one major developer. Concern is expressed that the developer will be 'drip feed' the sites. This will affect the delivery of housing. Requests a re-examination and to be able to speak.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There is sufficient housing allocated within Stafford during the Plan period.</p>
LP2P128 Mr Paul Shaw	Paragraph 2.11	Stafford: Does not agree that the methodology for the Settlement Boundaries has been adhered to in the site selection. Too many sites allocated to the north and not to the south of the town.	The Plan for Stafford Borough indicates that the majority of the housing need will be met through the delivery of 4 Strategic Development Locations (SDLs). These were Examined as part of the Public Inquiry into the Plan For Stafford Borough by an independent inspector.
LP2P129 Mr Paul Shaw	Paragraph 2.13	Stafford: Does not agree with that there has been enough examination of alternative sites.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the

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			<p>majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There is sufficient housing allocated within Stafford during the Plan period.</p>
LP2P130 Mr Paul Shaw	2.19	Stafford: Agrees that there is no need to review the Stafford Borough Green Belt	Noted.
LP2P131 Trent Vision Trust	Paragraph 2.11	Stone: The Settlement Boundary to Stone is drawn too tightly, and will constrain sustainable development and will become outdated. Needs to allow flexibility.	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing</p>

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			<p>numbers.</p> <p>There is sufficient housing allocated within Stone during the Plan period.</p>
<p>LP2P132 Trent Vision Trust</p>	<p>Paragraph 2.15</p>	<p>Stone: The Settlement Boundary should not apply 'old boundaries' as reinforces a constrained approach to development.</p> <p>Concerned about the 'Scale of development' criterion. Development provisions are neither 'ceilings or targets' given the life of the Plan, setting the development boundaries to accommodate development is constraining, inflexible and contrary to the Framework.</p>	<p>The adopted Plan for Stafford Borough (PfSB) sets out the housing provision and targets together with a development strategy to deliver housing provision.</p> <p>The target figure of 10,000 is not a maximum, but new development must be delivered proportionally in accordance with the Sustainable Settlement Hierarchy.</p> <p>Stone is required to accommodate 10% of the overall housing requirements for the Borough over the Plan period, totalling 1,000 new houses. The settlement boundary has been drawn to reflect Stone's built form and the key Strategic Development Location allocated in the adopted Local Plan.</p> <p>At this stage no further development on greenfield land is required to meet the Plan's housing requirement for Stone.</p>
<p>LP2P133 Trent Vision</p>	<p>Question 1</p>	<p>Agrees to the wording of the policy but not the</p>	<p>Noted.</p>

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Trust		boundaries themselves.	
LP2P134 Trent Vision Trust	Question 10	<p>Stone: The Settlement Boundary to Stone is drawn too tightly, and will constrain sustainable development. It is contrary to national and local growth agenda.</p> <p>Objects to the disaggregation of the town into two fragmented parts by the Trent Valley. There should be one boundary for the whole of Stone/Walton to reinforce the settlement hierarchy, and to allow flexibility for future growth.</p>	<p>Do not amend Settlement Boundary. The settlement boundary has been drawn to reflect Stone's built form and the key Strategic Development Location allocated in the Plan for Stafford Borough.</p> <p>The Settlement Boundary is aligned with the Green Infrastructure boundary as shown on the Adopted Proposals Map for The Plan for Stafford Borough 2011-2014. Green Infrastructure is protected under policy N4.</p>
LP2P135 – Ingestre with Tixall PC	2.8	Stafford: Support the proposed Settlement Boundary on the eastern side of Stafford Town. Strongly oppose to any further extension to the east on the far side of Baswich Lane or along Blackheath Lane.	Noted
LP2P136 - Ingestre with Tixall PC	2.11	Stafford: Support the proposed Settlement Boundary on the eastern side of Stafford Town. Strongly oppose to any further extension to the east on the far side of Baswich Lane or along Blackheath Lane.	Noted
LP2P137 - Ingestre with Tixall PC	2.8	Stafford: Support the proposed Settlement Boundary on the eastern side of Stafford Town. Strongly oppose to any further extension to the east on the far side of Baswich Lane or along Blackheath Lane.	Noted

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LP2P138 - Ingestre with Tixall PC	2.4	Stafford: Support the proposed Settlement Boundary on the eastern side of Stafford Town. Strongly oppose to any further extension to the east on the far side of Baswich Lane or along Blackheath Lane.	Noted
LP2P139 - Ingestre with Tixall PC	Question 6	Stafford: Support the proposed Settlement Boundary on the eastern side of Stafford Town. Strongly oppose to any further extension to the east on the far side of Baswich Lane or along Blackheath Lane.	Noted
LP2P140 - Baswich Community Group	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis by up to 350 members of the public and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P141 - Ingestre with Tixall PC	Question 8	The Parish Council is concerned that protected green space is not designated on land safeguarded for the Eastern Distributer Road.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the

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			Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.
LP2P142 - Ingestre with Tixall PC	2.67	The Parish Council is concerned that Great Haywood is becoming a commuter village, without any provision for improved highway infrastructure.	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Great Haywood is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Great Haywood within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P143 Raleigh Hall Industrial Estates Ltd	4.12	Raleigh Hall RIE - It is appropriate that the Underwood Farm which is in the ownership of Raleigh Hall Industrial Estates Ltd is not included in the RIE designation.	Noted

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LP2P144- Mr Barlow	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P145- Raleigh Hall Industrial Estates Ltd	51	Raleigh Hall RIE – agree with the designated RIE boundary	Noted
LP2P146- Mr McArthur	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P147 - Wardell Armstrong (Baden Hall Enterprises and JT	2.7 and Question 17	Inclusion of land at Coldmeece – <ul style="list-style-type: none"> • Seeks the inclusion of former MOD land, it 	Do not identify a settlement boundary.

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& DC Goucher)		<p>should be properly assessed for mixed use development in the context of the Parish's needs including jobs as well as housing.</p> <ul style="list-style-type: none"> • Part 2 dismisses brownfield sites in the countryside. There is no assessment within the Plan of brownfield sites, and therefore the changing circumstances over the Plan period. There is no explanation why the Council has decided to opt out of a Site Allocations document. • The 10,000 housing is a target not a maximum. • Relying on settlement boundaries is not enough. • The proposed boundary at Eccleshall is not supported. 	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The site is outside of the Sustainable Settlement Hierarchy in open countryside. The Council does not consider it a sustainable location for development. Furthermore, the proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned. Since a substantial proportion of the housing requirement is already determined by the provision made by the SDLs, and elsewhere in the Borough by subsequent development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites.</p>
LP2P148 - Mr and Mrs	Question 8	Stafford – Designate Falmouth Avenue as a Local	The land was allocated in the adopted 2001 Local Plan as

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Evans		Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P149 - Mr R Landon	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P150 – Mr R Evans	10	Stone: Supports the Settlement Boundary at Westbridge Park	Noted.
LP2P 151 - H & H	Question 1	Eccleshall: The wording is appropriate but the	The adopted Plan for Stafford Borough (PfSB) establishes

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Holman Properties Ltd		<p>Settlement Boundary for Eccleshall is not acceptable.</p> <p>As proposed, and as indicated in the Eccleshall Neighbourhood Plan (April 2015), the boundary is too restrictive and will prevent the delivery of an economically viable mixed housing scheme to the east of Castle Street (further details set out in response to Question 17)</p>	<p>the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Eccleshall is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Eccleshall within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P 152 - H & H Holman Properties Ltd	Question 17	<p>Eccleshall: The Settlement Boundary at Eccleshall is too restricted. It will constrain development and the delivery of a mixed use scheme at land to the east of Castle Street (illustrative masterplan included with representation). This proposal has the support of a RSL and developer. The proposed development has taken into consideration Flood Risk.</p>	<p>Do not include within the Settlement Boundary. This is a greenfield site adjacent to Eccleshall.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Eccleshall is identified as KSV.</p>

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			<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Eccleshall within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P 153 Stone Independents group	Question 10	<p>Stone:</p> <ol style="list-style-type: none"> 1. Stone North East Boundary- agrees with the settlement boundary to north east of Stone. This area forms part of the historic Moddershall Valley Conservation Area. 2. Stone Western Boundary- the undeveloped area of land between Common Lane, Eccleshall Road and Walton Heath House should be removed from inside the settlement boundary. This is beyond the Strategic Development Land allocation in the adopted Local Plan and is subject to a pending planning application for 92 	<ol style="list-style-type: none"> 1. Stone north-east boundary: Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans. 2. Stone western boundary: planning permission was granted in July 2015, the site has therefore been included in the Settlement Boundary for consistency. <p>Westbridge Park: The Adopted Plan for Stafford Borough (PFSB) identifies the Green Infrastructure Boundary for Westbridge Park that relates to Policy N4. This matter was fully</p>

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		<p>houses (14/20854/OUT).</p> <p>3. Stone Westbridge Park – the area of land at Westbridge park that is included within the proposed settlement boundary should be removed and the settlement boundary line should be aligned with the Trent and Mersey canal.</p>	<p>considered by the Inspector during the Examination and the boundary was amended as part of this process. The definition of the Settlement Boundary reflects the criteria established in PfSB Principle SP7, which include reference to the existing built form.</p> <p>In this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.</p>
LP2P 154 Stone Independents group	Question 11	<p>Stone: The area between Trent and Mersey Canal towpath and access road on Westbridge Park only includes the Westbridge Park Fitness Centre as a protected community facility; this should be enlarged to include the aforementioned land. This would be consistent with other proposed protected community facilities within Stone.</p>	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p>
LP2P 155 Stone Independents group	Question 12	<p>The following sites should be allocated as Local Green Space:</p> <ol style="list-style-type: none"> 1. Newcastle Road Allotments, land off Newcastle Road, Stone 2. Sports ground adjacent to Walton Allotments 3. Heathfield Avenue 	<p>Do not designate the site identified as Local Green Space. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. No evidence has been submitted on how each site meets the criteria listed in paragraph 2.35 of Part 2.</p>

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		<p>4. Mount Road Allotments, Between Mount Road and Chestnut Grove</p> <p>5. Green area between Birch Road and Ash Road</p> <p>6. Between Pingle Lane and Jordan Way</p> <p>7. Land adjacent to Lyndhurst Grove</p> <p>8. Land adjacent to Bakewell Drive</p> <p>9. Green area at the end of Spode Close</p> <p>10. Green area on Crestwood Drive</p> <p>11. Green area adjacent to Redwood Avenue and Valley Road junction</p> <p>12. Roundabout on Whitebridge housing estate</p> <p>Local centres to be included:</p> <ul style="list-style-type: none"> • Pirehill Lane shops • Eccleshall Road shops • Garage on Lichfield Road 	<p>Furthermore, policy C7 of the adopted Local Plan seeks to protect sport, recreation and open space facilities. Stone Town Council has the opportunity to designate Local Green Space through its Neighbourhood Plan.</p> <p>Policy E8 of the adopted Local Plan identifies Local Centres, this includes the Stone Local Centre at Walton, it does not include Pirehill Lane Shops; the garage on Lichfield Road, or the shops on the northern side of Eccleshall Road adjacent to the petrol filling station. They could be identified however in the emerging Neighbourhood Plan.</p>
LP2P 156 Stone Independents group	Paragraph 3.6	<p>Stone:</p> <p>The following areas in Stone should also be categorised as secondary retail:</p> <ol style="list-style-type: none"> 1. Crown Passage 2. Adies Alley 3. Joules Passage 	<p>The adopted Local Plan Stone Centre Inset Plan defines the Town Centre Boundary and the Primary Shopping Area Boundary. This includes all those streets and passages listed. Following the consultation, it is proposed to omit the policy on protecting retail frontages, as this does not reflect the changing nature of centres and the</p>

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		4. Mill Street 5. Church Street	<p>changes in retailing generally caused by on-line shopping. The town centre policies need to allow flexibility to support their viability and vitality</p> <p>Applications for change of uses will be assessed against policies Stone 1 and E8 of the adopted Local Plan and national policy.</p>
LP2P 157 Mr Winkle	Question1	<p>Gnosall: Supports the decision to maintain the open space of the Loop/Horseshoe at Audmore, Gnosall.</p> <p>Notes that the plan does not include the small field opposite Watercress Cottage which is within the curtilage of the Loop and should be protected in the same way.</p>	The Settlement Boundary at Gnosall has been prepared so that it is aligned with the Neighbourhood Plan which is subject to examination in September 2015. No change is therefore proposed.
LP2P 158 - Mr John Sayer	Question 10	Stone: Supports the Settlement Boundary to the north east of Stone.	Agreed to exclude this land from the Stone Settlement Boundary.
LP2P 159 - Mr Anthony Bonser	Question 10	Stone: Supports the Settlement Boundary to the east and north east of Stone.	Agreed to exclude this land from the Stone Settlement Boundary.
LP2P 160 - Weston with Gayton Parish Council	Question 41	Weston: Agree with the location of the settlement boundary for Weston.	Noted.
LP2P 161 - Weston with Gayton Parish	Question 42	Weston: Agree with the areas identified as protected community facilities.	Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and

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Council			community facilities across borough
LP2P 162 - Weston with Gayton Parish Council	Question 43	Weston: Agree with the areas identified as local green spaces.	<p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p> <p>Furthermore open space is protected through policy C7 of the adopted Local Plan.</p>
LP2P 163 - Stone Town Council	3.6 Paragraph	<p>Stone: The following areas should be categorised as secondary retail:</p> <ul style="list-style-type: none"> 1 Crown passageway 2 Adies Alley 3 Joules Passage 4 Mill Street (both sides including The Hanley Economic Building Society, Subway , Bargain Booze, Tinsley Garner Estate Agents, Shabby Chic and James du Pavey) 5 Church Street 	<p>The adopted Local Plan Stone Centre Inset Plan Defines the Town Centre Boundary and the Primary Shopping Area Boundary. This includes all those streets and passages listed.</p> <p>Following the consultation it is proposed to omit the policy on protecting retail frontages, as this does not reflect the changing nature of centres and the changes in retailing generally caused by on-line shopping. The town centre policies need to allow flexibility to support their viability and vitality</p>

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			Applications for change of uses will be assessed against policies Stone 1 and E8 of the adopted Local Plan and national policy.
LP2P 164 - Mr David Sherwin	Question 10	Stone: Agrees with the settlement boundary to North East of Stone.	Agreed to exclude this land from the Stone Settlement Boundary.
LP2P 165 - Mr and Mrs Salt	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P 166 - Moore Family Trust	2.9 Paragraph	<p>Little Haywood: Questions the need for settlement boundaries.</p> <p>The criteria set out in Spatial Principle 7 outlined in the adopted Local Plan already provide a wealth of criteria in which applications can be assessed accordingly. This approach is being taken by Fenland District Council.</p>	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Little Haywood is identified as KSV. Policy SP7 requires settlement boundaries to be established in order to meet the objectives of the Plan.

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			<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Little Haywood within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P 167 - Moore Family Trust	2.10 Paragraph	<p>Little Haywood: Questions the need for settlement boundaries.</p> <p>The criteria set out in Spatial Principle 7 (SP7) outlined in the adopted Plan for Stafford Borough (adopted June 2014) already provides a wealth of criteria in which applications can be assessed accordingly. This approach is being taken by Fenland District Council.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Little Haywood is identified as KSV. Policy SP7 requires settlement boundaries to be established in order to meet the objectives of the Plan.</p> <p>Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Little Haywood is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing</p>

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			<p>numbers.</p> <p>There are no specific housing numbers allocated in Little Haywood within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P168 - Moore Family Trust	2.11 Paragraph	<p>Little Haywood: The outline planning application for erection of 60-65 new dwellings at land adjacent to Shenley Cottage and The Butts Main Road Little Haywood Stafford (application ref: 14/20477/OUT), and under appeal ref: APP/Y3425/W/15/3003745 was only refused on the basis that the Unilateral Undertaking was not able to be formalised in the correct manner.</p> <p>The application will shortly be re-submitted to address the Unilateral Undertaking. The boundary of site should be incorporated into the settlement boundary for Little Haywood.</p>	<p>Do not change the Settlement Boundary. This proposal significantly undermines the aspirations set out in the Neighbourhood Plan.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P169 - Moore Family Trust	2.14 Paragraph	<p>Little Haywood: The outline planning application for erection of 60-65 new dwellings at land adjacent to Shenley Cottage and The Butts Main Road Little Haywood Stafford (application ref: 14/20477/OUT), and under appeal ref:</p>	<p>Do not change the Settlement Boundary. This proposal significantly undermines the aspirations set out in the Neighbourhood Plan.</p> <p>The inclusion of the site within the Settlement Boundary</p>

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		<p>APP/Y3425/W/15/3003745 was only refused on the basis that the Unilateral Undertaking was not able to be formalised in the correct manner.</p> <p>The application will shortly be re-submitted to address the Unilateral Undertaking. The boundary of site should be incorporated into the settlement boundary for Little Haywood.</p>	<p>would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P170 - Moore Family Trust	2.15	<p>Little Haywood: Agrees that the Residential Development Boundaries no longer have any relevance and should not determine the future settlement boundaries.</p> <p>Settlement Boundaries should allow for appropriate growth to cover the Plan period.</p>	<p>Noted. The Settlement Boundary at Little Haywood/Colwich is aligned with the Neighbourhood Plan which is being prepared by the parish council.</p>
LP2P171 - Moore Family Trust	2.23 Paragraph	<p>Little Haywood: Neighbourhood Plans should promote and support development within Stafford. They should coincide with the aims of the PfSB and the NPPF and help to boost housing land supply nationally and this should be made clear within this latest consultation document.</p>	<p>Noted</p>
LP2P172 - Moore Family Trust	2.24 Paragraph	<p>Little Haywood: The Key Settlement Boundaries should</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes</p>

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		<p>be determined by an objective assessment, and not by the subjective views of local residents.</p>	<p>the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Little Haywood is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Little Haywood within Part 2.</p> <p>The Localism Act (2011) introduces new rights and powers to allow local communities to shape development in their area by coming together to prepare Neighbourhood Plans.</p> <p>Colwich Parish Council submitted proposals to prepare a Neighbourhood Plan for the parish of Colwich based on the parish boundary. After consulting local people and identifying key issues for the Neighbourhood Plan to address, the committee has now prepared a pre-</p>

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			<p>submission draft Neighbourhood Plan. The Neighbourhood Plan is informed by local people's views, and is based on a robust community consultation.</p>
<p>LP2P173 - Moore Family Trust</p>	<p>Question 1</p>	<p>Little Haywood: The smaller Key Service Villages should not be restricted by settlement boundaries with applications being assessed under the criteria set out in SP7.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Little Haywood is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Little Haywood within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
<p>LP2P174 - Moore Family Trust</p>	<p>Question 32</p>	<p>Little Haywood: The settlement boundary remains ultimately the same as the previous Residential Development Boundaries (other than the small Coley Lane approved site) and provides little flexibility for any</p>	<p>In accordance with adopted Local Plan policy SP7, the Neighbourhood Plan sets out growth and development to take place within a defined Settlement Boundary, which supports the delivery of housing growth set out in the</p>

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		<p>additional growth over the plan period.</p> <p>This differs greatly to the large extension to the boundary of Great Haywood despite being similar in size.</p> <p>There is little opportunity for growth to the south, east and north of the village due to constraints such as the bypass, AONB etc and as such, the only option for growth is to the west. The boundary of site (ref: 14/20477/OUT) should therefore be incorporated into the settlement boundary for Little Haywood and would include areas of green space as shown within the application.</p>	<p>Plan for Stafford Borough.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p>This proposal is not supported by the Parish Council and would therefore undermine the Neighbourhood Plan.</p>
LP2P175 Moore Family Trust	Question 33	Little Haywood: Allocate the Jubilee Playing field as a Community Facility	<p>The Settlement Boundary has been drawn to reflect the built form.</p> <p>Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough. In addition the Jubilee Playing Field is afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.</p>
LP2P176 - Moore Family Trust	Question 34	Little Haywood: Agree to the Local Green Space allocation, although additional land as shown on	Noted. Do not include as the planning application was refused.

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		planning application 14/20477/OUT could be included in agreement with the SBC and the Parish Council.	
LP2P177 - Mrs Gillian Stanford	Question 10	<p>Stone:</p> <ol style="list-style-type: none"> 1. Agrees with the settlement boundary to North East of Stone. 2. The boundary at Westbridge Park should follow the Trent and Mersey Canal and whole of the park should be safeguarded for leisure uses. 	<ol style="list-style-type: none"> 1. Noted. Agreed to exclude this land from the Stone Settlement Boundary. 2. The Adopted Plan for Stafford Borough (PFSB) identifies the Green Infrastructure Boundary for Westbridge Park that relates to Policy N4. This matter was fully considered by the Inspector during the Examination and the boundary was amended as part of this process. The purpose of defining the Settlement Boundary is to reflect the 'built form' and in this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.
LP2P178 - Ms Anita Helliker	Question 31	Great Haywood - Designate grass area at end of Marlborough Close as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. It meets the criteria set out paragraph 77 of the NPPF.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P179 - Mr R Swift	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. Includes a wildlife report with the representations to support the site's allocation as LGS.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs

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		<p>The report important habit for birdlife. 64 bird species have been recorded at the site, 26 of these are breeding. This includes 5 'red listed' birds e.g. Song Thrush and 14 'amber listed' species. Little Owls, Tawny Owls and Barn Owls have also been recorded.</p>	<p>along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P - 180 Laura Scadden</p>	<p>Question 8</p>	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. Sets out how the site meets the objectives of paragraph 2.35</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P -181 Mr Thomas</p>	<p>Question 8</p>	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p>

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			Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P - 182 Mrs Ann Crane	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P - 183 Mr N Isherwood	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P184 - Mr and Mrs	Question 8	Stafford – Designate Falmouth Avenue as a Local	The land was allocated in the adopted 2001 Local Plan as

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Luik		Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P185 -Mr Kevin Kennelly	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. Sets out how the land meets the Local Green Space criteria.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P186 - Mr Warren Low	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs

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			<p>along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P187 - Mr Warren Low (duplicated entry)	Question 8	(duplicated entry 186)	
LP2P188 - Margaret Mitchell	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p> <p>Sets how the land satisfies the criterion of policy SB3.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P189 – Mr and Mrs Shipton	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the</p>

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			<p>Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P190 - Mr Guy Helliker	Question 31	Great Haywood - Designate grass area at end of Marlborough Close as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. The resident's manage the land.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P191 - Mr and Mrs I Rose	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P192 - Mr Philip Powell	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local

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			Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P193 - Mr A Cottam	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P194 - Mr and Mrs Clarvis	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P195 - Lilian Cockbill	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood

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LP2P196 - Julie Pratt	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	Plan. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P 197 - The Susan Jones Consultancy on behalf of Graham Heath Holdings	4.4	Moorfield RIE – Moorfield Industrial Estate boundary differs from that on the Plan for Stafford Borough 2011-2031. Part 2 should therefore re-visit the boundary as it has with the other RIE to be consistent. Identifies land to the west of the estate to be included, which is justified by the site’s planning history.	Moorfield RIE is identified in the adopted Plan for Stafford Borough (PfSB) as a Major Development site in the Green Belt under policy E5. No change proposed. The NPPF states that Green Belt boundaries should only be altered in exceptional circumstances. 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.
LP2P198 - J E Makin	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood

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			Plan.
LP2P199 - Jeanette Ash	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P200 - R Fletcher	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P201 - Gordon and Honor Talbot	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P202 - Iain Cameron	Paragraph 2.68	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood

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		criteria set out in SB3.	Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P203 - Kevin Walker	2.68 Paragraph	Great Haywood: Designate land at Marlborough Close as a Local Green Space. Sets out how it satisfies the criteria set out in SB3.	The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Great Haywood will include the Local Green Space promoted in the neighbourhood Plan.
LP2P204 - Mrs Y Shuttleworth	Question 10	<p>Stone: supports Settlement Boundary adjacent to Farrier Close, Aston Lodge.</p> <p>Refers to the level crossing which causes traffic congestion and the need to provide a further access to Aston Lodge via Pingle Lane.</p>	Noted.
LP2P205 - Rae and Steve Flather	Paragraph 2.48	Stone: Supports the proposed Settlement Boundary at Aston Lodge Stone.	Noted.
LP2P206 - Mrs Christina Bennett	Question 12	<p>Stone: Tilling Drive should be allocated as a Local Green Space. Sets out the reasons for its inclusion.</p> <p>Concerned that she had not been notified of the</p>	Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.

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		consultation on the PfSB Part 2.	Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P207 - Mr Stuart Freestone	Question 12	Stone: Objects to the removal of land adjacent to Tilling Drive designation as Local Green Space. Object to it being earmarked for development.	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
LP2P208 - Mrs Kimberly Edwards	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>

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LP2P209 - Mrs J Webb	Question 10	Stone: Agrees with the settlement boundary to north-east Stone.	Noted. Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P210 - Mr and Mrs MacLeod	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P211 - Mr Noel Bennett	Question 12	Stone: Objects to the removal of land adjacent to Tilling Drive designation as Local Green Space. Concerned about publication and consultation of Part 2.	Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF. Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.

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			<p>The Plan For Stafford Borough Council –Part 2 has been prepared in accordance with the Statement of Community Involvement.</p>
<p>LP2P212 - Susan Raftery</p>	<p>Question 8</p>	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P213 - Stone Rural Parish Council</p>	<p>Question 10</p>	<p>Stone:</p> <ol style="list-style-type: none"> 1. Agrees with the settlement boundary to North East of Stone. 2. The boundary at Westbridge Park should follow the Trent and Mersey Canal as it did previously. 	<ol style="list-style-type: none"> 1. Noted. Agreed to exclude this land from the Stone Settlement Boundary. 2. The Adopted Plan for Stafford Borough (PFSB) identifies the Green Infrastructure Boundary for Westbridge Park that relates to Policy N4. This matter was fully considered by the Inspector during the Examination and the boundary was

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			<p>amended as part of this process. The definition of the Settlement Boundary reflects the criteria established in PfSB Principle SP7, which include reference to the existing built form.</p> <p>In this instance it takes into account the existing leisure centre, tennis courts, play area, and car park.</p>
LP2P214 - Savills on behalf of Taylor Wimpey	Question 6	Stafford: support the settlement boundary as proposed in relation to the Stafford West Strategic Development Location	Noted
LP2P215 - Haughton Parish Council	Question 23	Haughton - Agrees with the Settlement Boundary as proposed.	Noted
LP2P216 - Haughton Parish Council	Question 24	<p>Haughton: Agrees with the three proposed Community Facilities but seek the inclusion of the Burial Ground to be included as an additional Community Facility</p> <p>The parish council agrees with the proposed areas of Green Space but would like the Burial Ground to be a Community Facility rather than Green Space.</p>	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p> <p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess</p>

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			<p>adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p> <p>Furthermore open space is protected through policy C7 of the adopted Local Plan.</p>
<p>LP2P217 - First City Property Consultancy (on behalf of Inglewood Investment Company Ltd)</p>	<p>Question 6</p>	<p>Stafford- inclusion of land within the Settlement Boundary to the north of Truro Way, Baswich Lane. The representation includes an illustrative layout for up to 35 dwellings.</p> <p>The land forms part of a larger area that was allocated in the 2001 adopted plan for 280 dwellings, this parcel of land was safeguarded for the Stafford Eastern bypass.</p> <p>This has not been constructed and Staffordshire Country Council withdrew its commitment to complete the route during the preparation of the Plan for Stafford Borough. The Settlement Boundary excludes this land, so it is in the open countryside.</p> <p>Reference is made to the land off Weston Road, Stafford that has been included within the Settlement</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of</p>

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		Boundary. This is also a greenfield site and is no different to the site being promoted at Truro Way/Baswich Lane.	completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages. The Settlement Boundary has been prepared based the criteria set out in adopted PfSB policy SP7
LP2P218 - First City Property Consultancy (on behalf of Inglewood Investment Company Ltd)	2.4	<p>Hopton: Disagree that Part 2 should only define Settlement Boundaries for Stafford, Stone and the Key Service Villages. The larger and most sustainable settlements in the 'Rest of the Borough' should also have defined Settlement Boundaries.</p> <p>Seeks a Settlement Boundary for Hopton and the inclusion of 1.76 ha of land at the junction of Hopton Hall Lane and Willmore Lane.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Given the above it would be inconsistent with the strategy of the adopted Local Plan as development within these settlements will be limited. Development outside the settlement boundaries will be assessed against adopted Local Plan policy C5.</p>
LP2P219 - First City Property Consultancy (on behalf of Inglewood	Question 14	Barlaston: Part 2 fails to 'safeguard land' between the urban area of Barlaston and the Green Belt.	The Council approved and designated the Neighbourhood Plan area on 4 July 2013 following a 6 week period public

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Investment Company Ltd)		<p>The Parish Council in preparing the Neighbourhood Plan has failed to consult the public on this issue. Seeks the inclusion of land to the north of Brookhouse Drive, west of Old Road in the Settlement Boundary.</p>	<p>consultation.</p> <p>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.</p>
LP2P220 - First City Property Consultancy (on behalf of Inglewood Investment Company Ltd)	Paragraph 2.21 and Question 14	<p>Barlaston: The Neighbourhood Plan for Barlaston seeks to change the Settlement Boundary at Old Road; however changes to the Green Belt in accordance with the NPPF should only be altered in 'exceptional circumstances'.</p> <p>The Residential Boundary in the previous Local Plan was aligned with the Green Belt. Object to the exclusion of garden and other land to the rear of properties to Old Road. The Plan is unsound.</p> <p>A planning application for a bungalow is pending consideration on land to the rear of Old Road (application reference 15/22414/FUL).</p>	<p>No changes are proposed to the Green Belt. The Settlement Boundary to the north- west of the village has been drawn tighter towards the houses to prevent further development of garden land in this area. The Settlement Boundary is aligned with the emerging Neighbourhood Plan.</p> <p>The application has been refused.</p>
LP2P221 - Mr Michael Ibrahim	Question 32	Colwich: Seeks to include land at Bishton Lane, Wolseley Bridge within the Settlement Boundary of The Haywoods or create a distinct Settlement Boundary	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through

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		<p>around the site.</p> <p>The consultee is presently working with Colwich Parish Council in promoting the site as Rural Exception Site.</p> <p>Exclusion from the settlement boundary would mean that the parish council and landowner would lose control of the direction that the development would take under a Rural Exception application.</p>	<p>Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Colwich is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Colwich within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p> <p>Policy C5 of The Plan for Stafford Borough states that affordable housing will be permitted on 'rural exception sites' provided that it meets the criteria set out in the policy. Accordingly any forthcoming application will be assessed against adopted policy.</p>
LP2P222 - E & M Manley	Question 10	Stone: Agree with the settlement boundary to north-east Stone.	Noted. Agreed to exclude this land from the Stone Settlement Boundary Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.

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LP2P223 - Mrs Christine Gilson	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P224 - Mr David Emley	Question 10	Stone: support the removal of land to east of Aston Lodge Park, Little Stoke.	Noted.
LP2P225 - Mrs & Mr ME and R Dobson	Question 10	Stone: Agree with the settlement boundary to north-east Stone.	Noted. Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P226 - Mrs E Abel	Question 10	Stone: Agree with the settlement boundary to north-east Stone.	Noted. Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.
LP2P227 - Geoffrey and Pearl Worrall	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded

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			<p>as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P228 - Mr & Mrs JE Foster	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P229 - M J Pope Design Consultant (on behalf of Mr Brown)	Question 26	<p>Hixon: The consultee seeks to amend the Settlement Boundary to include land adjacent to 24 The Croft off 2 Church Lanes, Hixon.</p> <p>The land is subject to a current planning application for 50 residential units (application reference 15/22017/OUT).</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Hixon is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy</p>

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			<p>SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p>There are no specific housing numbers allocated in Hixon within Part 2. However the Hixon Neighbourhood Plan identifies the figure of at 30 dwellings within the Settlement Boundary.</p> <p>The planning application was refused in July 2015.</p>
LP2P230 – M J Pope Design Consultant (on behalf of Mr Brown)	Question 51	<p>Hixon: Seeks the inclusion of approximately 6.5 ha of land to the west of Hixon RIE. The south-west corner is already used for parking in connection with the adjoining premises.</p> <p>The Settlement Boundary of Hixon should include the</p>	<p>Do not include in RIE for Hixon.</p> <p>The Plan for Stafford Borough identifies a requirement of 50 hectares of employment land across the Borough.</p> <p>As a result of these commitments no further new provision</p>

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		RIEs as well the school.	is required for the rest of the Borough area over the Plan period.
LP2P231 - Wardell Armstrong (on behalf of David Wilson Homes)	10	<p>Stone: Seek to include land at Land At Walton Heath Common Lane Stone with the Settlement Boundary.</p> <p>A planning application has been submitted to the Council and is pending consideration (planning reference 15/21873/FUL). It fully meets the criteria set out in the Plan for Stafford Borough Spatial Principle 7.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>

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			The application was refused in May 2015. The site is located on a greenfield site adjacent to Stone.
LP2P232 - Wendy Bull	Question 12	Stone: Concern about the loss of a play facility at land adjacent to Tilling Drive.	<p>Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
LP2P233 – Berry’s (on behalf of Mr J Martin)	Question 26	Hixon: requests that the Settlement Boundary to Hixon is amended to include land east off Egg Lane beyond land granted planning permission for 10 dwellings (application reference 14/20711/OUT).	<p>This is a greenfield site adjacent to Hixon. This is not supported by the parish council and therefore would undermine the Neighbourhood Plan.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Hixon is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy</p>

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			<p>SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P234 - Liz Ashfield	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P235 - Hazel Horan	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs</p>

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			<p>along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P236 - Chumley Roberts Partnership</p>	<p>Question 8</p>	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P237 - Anne Herbert</p>	<p>Question 8</p>	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p>

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			Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P238 - Mrs Jane Bonser	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Reference is made to Nicholls Lane field and the Inspector’s report which dismisses the appeal by Seddon Homes for residential development.	Noted. Agreed to exclude this land from the Stone Settlement Boundary.
LP2P239 – Keith and Gillian Baskett	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P240 – Yes Planning (on behalf of Mr B Edgecombe)	Question 6	YES Planning have reviewed existing development on the outside of the proposed Settlement Boundary for Stafford. The sites reviewed and recommended for inclusion are as follows: 1. Tixall Road/Baswich lane Black Heath Lane – notably the following properties: 1-3 Brancote	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).

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		<p>Row; Brancote Row; Priory Cottage; Mamistia; 1 -2 Halfway House; Halfway House; Halfway Cottages; 1-2 The Hanyards; burial ground and crematorium</p> <p>2. Riverway including: plant nursery; Sea Cadet hall; sports fields and club houses</p> <p>3. Radford Bank - The Radford Bank Inn; Walton Scout Hall; Purple Range; Weston Road Academy.</p>	<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the sites within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing these parcels of land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P241 - Yes Planning (on behalf of Mr B Edgecombe	Question 6	Stafford: Request that the Settlement Boundary at Stafford includes the hamlet at Tixall Road, Baswich Lane and Blackheath Lane Crossroads	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing</p>

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			<p>numbers.</p> <p>There is sufficient housing allocated within Stafford during the Plan period. The inclusion of the Tixall within the Settlement Boundary of Stafford would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11.</p>
LP2P242- Gloria Emmas	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
LP2P243 - Mrs Anna Farnow	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Reference is made to Nicholls Lane field and the Inspector’s report which dismisses the appeal by Seddon Homes for residential development.	Noted. Agreed to exclude this land from the Stone Settlement Boundary.
LP2P244 – Mr and Mrs Loughhead	10	Stone: Concerned that land adjacent to Tilling Drive has not been allocated as a Local Green Space and therefore will be developed. Concern about over	Local Green Space was not identified as a strategic issue within the adopted Plan for Stafford Borough and no detailed assessment has been prepared to demonstrate

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		development in Walton and traffic.	<p>how the site meets the criteria of the NPPF.</p> <p>Tilling Drive is afforded protection through policies C7 and N4 of the adopted Plan. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p>
LP2P245 – Mr N Temple	Question 10	<p>Stone – Agrees with settlement boundary at north east Stone. Reference is made to Nicholls Lane field and the Inspector’s report which dismisses the appeal by Seddon Homes for residential development. Reference is made to producing a Neighbourhood Plan.</p> <p>Objects to the settlement boundary west of Oulton Cross.</p>	<p>Noted. Agreed to exclude this land from the Stone Settlement Boundary. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans.</p> <p>The boundary west of Oulton Cross reflects the Green Belt boundary, so no change is proposed.</p>
LP2P246 - Mr and Mrs Wood	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>

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LP2P247 - Mr Brian Armstrong	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P248 - Mrs Shelia King	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P249 - Mr and Mrs R Thorley	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. Sets out how the land meets the requirements of the	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded

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		NPPF, in allocating such land.	as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P250 - H Smith	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P251 - Falmouth Action Group	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p> <p>The only open spaces in Baswich serving circa 2,500 houses, is small children’s play area on Bodmin Avenue and a slightly larger one on Yelverton Avenue. Neither of these can be classed as Open Green Space,</p>	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate

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		<p>as they are not natural environments.</p> <p>Land adjacent to Falmouth Avenue is valued natural amenity space to residents, it is uncultivated, unspoilt and has habitat for flora and fauna. Representations includes 28 photographs taken of the land over the seasons. Circa 64 species of birds have been recorded.</p> <p>In a survey 300 plus people indicated they use the land, most daily if not more. The site has circa 150 visitors a day.</p> <p>It has a different character to farmland and its boundary is simply defined.</p>	<p>Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P252 - Sport England</p>	<p>Question 1</p>	<p>No comment</p>	<p>Noted</p>
<p>LP2P253 - Sport England</p>	<p>Question 2</p>	<p>Protected Community Spaces: supports the principle of 'protected land' and assumes that the key community facilities will include built sports facilities and green space will include playing fields.</p> <p>Paragraph 74 of the NPPF is very important to the wording of Policy SB2.</p>	<p>Noted. Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the</p>

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		<p>Why are there no allocations for any new community facilities within the proposals document?</p>	<p>wording to policy SB2 to protect social and community facilities across the Borough.</p> <p>There are no major sites being allocated in Part 2 other than the Strategic Development Locations (SDL) which form part of the adopted Local Plan. The adopted policies for the 4 SDLs in Stafford and the 1 SDL in Stone, all include the provision of community facilities.</p>
<p>LP2P254 - Sport England</p>	<p>Policy SB3</p>	<p>Local Green Space: the policy is potentially confusing.</p> <p>Questions whether playing fields are protected under adopted Local Plan policy N4 and paragraph 74 of the NPPF?</p> <p>Are sites designated as Local Green Spaces under Part 2 policy SB3 afforded greater protection?</p> <p>Can some sites be protected under policy N4 of the adopted Local Plan and policy SB3 of the emerging plan? Could greater protection be provided to sites of local significance even though the OSSR (Open Space Sport and Recreation) study shows them as being needed/surplus.</p>	<p>Adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities and Green Infrastructure is protected under policy N4.</p> <p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. Policy SB3 is therefore to be omitted. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>

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		<p>How is 'locally significant' assessed?</p> <p>It is important to cross check allocations with the OSSR study to ensure keys sites are protected.</p>	
LP2P255 - Sport England	Policy SB4	No comment on employment areas in Stone and Stafford	Noted.
LP2P256 - Sport England	Question 5	No comment on the suggested policy for the MoD protected area.	Noted.
LP2P257- Sport England	Question 6	<p>There is an inconsistent approach to designating playing fields:</p> <ul style="list-style-type: none"> • In some cases sports facilities are within Settlement Boundary and protected as Local Green Space (e.g. Rowley Park) or as a community facilities (Beaconside Sports Centre). • Sports grounds on the edge of or in green fingers are excluded (Stafford FC; Stafford Cricket and Hockey Club). <p>Would prefer to see all of a school site included as a community facility with the playing field protected as local green space.</p>	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough including schools and sports facilities.</p> <p>Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans</p> <p>In addition, adopted Local Plan policy C7 supports the</p>

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		<p>Weston School is outside of the boundary but it is an important community facility. Important to cross reference local green spaces identified and included in PPG17 study.</p>	<p>protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p>
<p>LP2P258-- Sport England</p>	<p>Question 7</p>	<p>Stafford: In respect of protected community facilities, the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space.</p>	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p>
<p>LP2P259 - Sport England</p>	<p>Question 8</p>	<p>Stafford: In respect of areas identified as Local Green Space, there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected. Gives Beaconside as an example.</p>	<p>Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>

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			In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.
LP2P260 - Sport England	Question 9	Stafford: The Stafford Mobile Services Site it includes a playing pitch, this should not be redeveloped for employment. Remove from Settlement Boundary or protect it.	Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.
LP2P261 - Sport England	Question 10	Stone: Does not support Westbridge Park being separated. It all should all be protected as Local Green Space and/or community facilities.	The proposed Settlement Boundary for Part 2 to Westbridge Park is aligned with the Green Infrastructure Boundary shown on the Adopted Proposals Map for The Plan for Stafford Borough 2011-2014.
LP2P262 - Sport England	Question 11	Stone: The sports centre at Westbridge Park is identified as a protected community facility but the associated space is not i.e. tennis court	Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service

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			Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.
LP2P263 - Sport England	Question 12	<p>Stone: See comments on questions 8 and 11. Little Stoke Cricket Club it is outside the Settlement Boundary and therefore is not protected as a community facility or local green space.</p> <p>No protection afforded to the outdoor sport/playing field that forms part of Westbridge Park.</p>	<p>The Settlement Boundary has been drawn to reflect Stone's built form and the key Strategic Development Location allocated in the adopted PfsB.</p> <p>Little Stoke Cricket Club is separated from the town by open fields to the east, south and west, and has therefore not been included. However it is afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfsB.</p> <p>The proposed Settlement Boundary for Part 2 to Westbridge Park is aligned with that of the Green Infrastructure Boundary on the Adopted Proposals Map for The Plan for Stafford Borough 2011-2014. This is designated as Green Infrastructure.</p>
LP2P264 - Sport England	Question 13	Stone: no comment on protected employment areas in Stone.	Noted.
LP2P265 - Sport England	Question 14	Barlaston: The cricket ground is outside of the Settlement Boundary and therefore it is not specifically protected as a community facility or local green space.	<p>The Settlement Boundary has been drawn to reflect Barlaston built form and is aligned with the Barlaston Neighbourhood Plan.</p> <p>The cricket ground falls within the Green Belt and it is</p>

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			afforded further policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.
LP2P266 - Sport England	Question 15	Barlaston: No comment See Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough including schools and sports facilities.</p> <p>Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>
LP2P267 - Sport England	Question 16	Barlaston: No comment, see Question 8 (lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected).	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities.</p>

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LP2P268 - Sport England	Question 17	Eccleshall: The cricket club is excluded from the Settlement Boundary and therefore it is not specifically protected as a community facility or local green space.	<p>The settlement boundary has been drawn to reflect Eccleshall's built form and the settlement boundary of the Neighbourhood Plan.</p> <p>The cricket ground is afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.</p>
LP2P269 Sport England	Question 18	Eccleshall: The northern part of Bishop's Lonsdale School and playing fields fall within the Settlement Boundary, whereas the southern part of the school and playing fields are outside. The eastern school buildings are identified as a Community Facility, whereas the remainder of the school is not.	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough including schools and sports facilities.</p> <p>The Settlement Boundary is aligned with the Neighbourhood Plan.</p>
LP2P270 - Sport England	Question 19	Eccleshall: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected) and Question 18 (the northern part of Bishop's Lonsdale School and playing fields fall within the Settlement Boundary, whereas the southern part of the school and playing fields are outside. The eastern school buildings are identified as a Community Facility).	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities.</p> <p>The Settlement Boundary is aligned with the Neighbourhood Plan, which excludes the southern part of the school and playfields.</p>
LP2P271 - Sport	Question 20	Gnosall: St Lawrence Primary School is identified as a	Noted. Tables listing protected facilities are to be replaced

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England		<p>Community Facility, but the playfields have no designation. The whole site should be identified either as a Community Facility/Local Green Space.</p> <p>The Plan also refers to a 'school' to the land to the north east of Lowfield Lane.</p>	<p>by amended policy SB2. This protects social and community facilities across Borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p> <p>With reference to the 'school' on the field to the north of Lowfield Lane, this refers to St Lawrence Primary School on the south side of the lane. It should be noted that this land has been included within the Settlement Boundary, as it is currently being developed for housing.</p>
LP2P272 - Sport England	Question 21	<p>Gnosall: The council needs to cross reference the areas of Local Green Space in Gnosall with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space.</p>	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities.</p>
LP2P273 - Sport England	Question 22	<p>Gnosall Local Green Space. See Question 8 (lack of consistency as to whether playing fields are separated</p>	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and</p>

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		<p>from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected) and Question 20 St Lawrence Primary School</p>	<p>community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p> <p>Adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p> <p>With reference to the 'school' on the field to the north of Lowfield Lane, this refers to St Lawrence Primary School on the south side of the lane. It should be noted that this land has been included within the Settlement Boundary, as it is currently being developed for housing.</p>
<p>LP2P274 - Sport England</p>	<p>Question 23</p>	<p>Haughton: Playing field to the north of the school has been excluded from the Settlement Boundary, whereas the school building and immediate playing fields are identified as a Community Field.</p>	<p>The settlement boundary has been drawn to reflect Haughton's built form.</p> <p>The sports field is afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.</p>

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LP2P275 - Sport England	Question 24	Houghton: See Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across borough including schools and sports facilities.</p> <p>Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p>
LP2P276 - Sport England	Question 25	Houghton Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit	<p>The settlement boundary has been drawn to reflect Houghton's built form.</p> <p>Sports fields are afforded policy protection under Policy</p>

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		protected)	<p>C7 (Open Space, Sport and Recreation) of the Adopted PfSB.</p> <p>Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>
LP2P277 - Sport England	Question 26	Hixon: Inconsistencies with other Settlement Boundaries in the Borough, as St Peter's Primary School and playing fields have been excluded from the Settlement Boundary in their entirety.	The school and playing fields have been excluded to align with the emerging Neighbourhood Plan. The school and playing fields are on the edge of the settlement.
LP2P278 - Sport England	Question 27	Hixon Community facilities: See Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space) and Question 26 (inconsistencies with other Settlement Boundaries in the Borough, as St Peter's Primary School and playing fields have been excluded from the Settlement	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open</p>

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		Boundary in their entirety).	space facilities, so it is considered it is unnecessary to duplicate policy.
LP2P279 - Sport England	Question 28	Hixon Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected) and 26 (inconsistencies with other Settlement Boundaries in the Borough, as St Peter's Primary School and playing fields have been excluded from the Settlement Boundary in their entirety).	Sports field are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB. Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how this Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.
LP2P280 - Sport England	Question 29	Great Haywood Settlement Boundary: Same issue as Question 28 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected and inconsistencies with other Settlement Boundaries in the Borough).	Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities. In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to

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			duplicate policy.
LP2P281 - Sport England	Question 30	Great Haywood Community Facilities: see Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p>
LP2P282 - Sport England	Question 31	Great Haywood Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected)	<p>Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.</p> <p>Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood</p>

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LP2P283 - Sport England	Question 32	Little Haywood/Colwich Settlement Boundary: same issue as above (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected and inconsistencies with other Settlement Boundaries in the Borough).	Plans. The settlement boundary has been drawn to reflect the built form. Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.
LP2P284 - Sport England	Question 33	Little Haywood Community Facilities: see Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities. In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.
LP2P285 - Sport England	Question 34	Little Haywood Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected)	Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB. Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space

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			<p>identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.</p>
LP2P286 - Sport England	Question 35	Tittensor: The school falls outside of the Settlement Boundary, this is inconsistent with other Settlement Boundaries in Part 2. However the adjacent bowling alley is included.	The Settlement Boundary at Tittensor has been amended to include the school.
LP2P287- Sport England	Question 36	Tittensor Community Facilities: see Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	<p>Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across borough including schools and sports facilities.</p> <p>In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.</p>
LP2P288 - Sport England	Question 37	Tittensor: Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross	Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.

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		referenced against the OSSR and the whole unit protected)	Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.
LP2P289 - Sport England	Question38	Yarnfield Settlement Boundary- No comment	Noted
LP2P290 - Sport England	Question 39	Yarnfield Community Facilities: See Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across Borough including schools and sports facilities. In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.
LP2P291 - Sport England	Question 40	Yarnfield Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross	Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PfSB.

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		referenced against the OSSR and the whole unit protected)	Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.
LP2P292 - Sport England	Question 41	Weston Settlement Boundary- No comment	Noted
LP2P293 - Sport England	Question 42	Weston Community Facilities: See Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site i.e. is it a community facility or Local Green Space)	Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects all social and community facilities across Borough including schools and sports facilities. In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to duplicate policy.
LP2P294 - Sport England	Question 43	Weston - Local Green Space: See Question 8 (there is a lack of consistency as to whether playing fields are	Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted

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		separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected)	PfSB. Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.
LP2P295 - Sport England	Question 44	Woodseaves Settlement Boundary: Lack of consistency across Part 2 Settlement Boundary designation. The Woodseaves C of E School is included within the Settlement Boundary whereas other schools in other Key Service Villages are not.	Noted.
LP2P296 - Sport England	Question 45	Woodseaves Community Facilities: see Question 7 (the council needs to cross reference with the OSSR study and the whole of a functional site ie is it a community facility or Local Green Space)	Noted. Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across Borough including schools and sports facilities. In addition, adopted Local Plan policy C7 supports the protection and enhancement of sport, recreation and open space facilities, so it is considered it is unnecessary to

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			duplicate policy.
LP2P297 - Sport England	Question 46	Woodseaves Local Green Space: see Question 8 (there is a lack of consistency as to whether playing fields are separated from sports units. The list needs to be cross referenced against the OSSR and the whole unit protected)	Sports fields are afforded policy protection under Policy C7 (Open Space, Sport and Recreation) of the Adopted PFSB. Policy SB3 on Protected Local Green Space is to be omitted. The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.
LP2P298 - Sport England	Question 47	Retail frontages: No comment	Noted
LP2P299 - Sport England	Question 48	Eccleshall Local Centre: No comment	Noted
LP2P300 - Sport England	Question 49	Village and neighbourhood shops: No comment	Noted
LP2P301 - Sport England	Question 50	Recognised Industrial Boundaries: No comment	Noted
LP2P302 - Sport England	Question 51	Recognised Industrial Boundaries inset maps: No comments	Noted
LP2P303 - Sport England	Question 52	Gypsy and Travellers- No comment	Noted

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LP2P304 - WYG (Amphill)	SB3	<p>Stallington Road Bythe Bridge: Seeks to promote land between 146 and 156 Stallington Road, Blythe Bridge.</p> <p>With the exception of the subject site Stallington Road is a suburban linear development. The established row of houses along Stallington Road and the A50 should be identified as a settlement in the Green Belt. This would facilitate limited infilling of an otherwise fully developed frontage.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>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.</p>
LP2P305 - Pegasus Group (on behalf of Richborough Estates)	Question 20	<p>Gnosall: Seeks the inclusion of approximately 5.57 ha of greenfield land at Horsehoe, Audmore, Gnosall within the Settlement Boundary.</p> <p>An outline planning application was submitted for new housing in Autumn 2014, but was refused in February 2015. It was only refused because the Council claims they can demonstrate a five year supply of deliverable housing sites.</p> <p>The housing requirement of 10,000 dwellings is not a ceiling.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Gnosall is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in</p>

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			<p>Gnosall within Part 2. However the Gnosall Neighbourhood Plan identifies the figure of at least 230 dwellings within the Settlement Boundary and at least 20 dwellings in the rural area.</p> <p>The target figure of 10,000 is not a maximum, but new development must be delivered proportionally in accordance with the Sustainable Settlement Hierarchy. The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P306 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Question 1	Stafford – No objection to policy SB1 or the inset maps as it accords with the adopted Local Plan.	Noted
LP2P307 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Paragraph 2.11	The methodologies for establishing settlement boundaries should make reference to the Strategic Development Location (SDL) boundaries.	Noted this will be included.
LP2P308 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Paragraph 2.20	The methodologies for establishing settlement boundaries should make reference to the SDL boundaries.	Noted this will be included.

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LP2P309 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Paragraph 2.4	<p>Stafford: In addition to the SDL land allocated in the adopted Local Plan, ANUK also own an additional 4.62 ha to the north of the Stafford Settlement Boundary. In the event that land is required to meet the Borough's Objectively Assessed Housing Need.</p> <p>It is noted that the target housing requirement figure in Part 2 does not represent a ceiling or maximum.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>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. Furthermore, the proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned.</p> <p>Since a substantial proportion of the housing requirement is already determined by the provision made by the SDLs, and elsewhere in the Borough by subsequent</p>

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			development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites.
LP2P310 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Question3	<p>Stafford: An area of Local Green Space is proposed within the North of Stafford SDL boundary. The proposed Local Green Space is Common Land and is identified as such in the emerging North of Stafford SDL Masterplan Framework.</p> <p>ANUK considers that it is premature to designate the area as protected Local Green Space, prior to the agreement of the North of Stafford Masterplan Framework, which is being prepared in accordance with Policy Stafford 2.</p>	No change this is Common Land.
LP2P311 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Question 8	<p>Stafford: An area of Local Green Space is proposed within the North of Stafford SDL boundary. The proposed Local Green Space is Common Land and is identified as such in the emerging North of Stafford SDL Masterplan Framework.</p> <p>ANUK considers that it is premature to designate the area as protected Local Green Space, prior to the agreement of the North of</p>	No change this is Common Land.

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		Stafford Masterplan Framework, which is being prepared in accordance with Policy Stafford 2	
LP2P312 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Question 4	Stafford : It is noted that part of the proposed Protected Employment Area within the North of Stafford SDL is currently in agricultural use. Policy SB4 as drafted could restrict proposals for development related to the existing agricultural use, prior to the development of the site for employment.	Policy SB4 Stafford and Stone Protected Employment will be amended and will include reference to adopted policy E2 of the Plan for Stafford Borough (Sustainable Rural Development).
LP2P313 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Question 9	Stafford: ANUK does not object to the wording of Policy SB4 or the Inset Maps on protecting employment land. This is consistent with the development of ANUKs land as part of the North of Stafford SDL as set out in the adopted Plan.	Noted
LP2P314 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Question 6	Stafford: In addition to the SDL land allocated in the adopted Plan, ANUK also own an additional 4.62 ha to the north of the Stafford Settlement Boundary. In the event that land is required to meet the Borough's Objectively Assessed Housing Need. It is noted that the target housing requirement figure in Part 2 does not represent a ceiling or maximum.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy

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			<p>SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>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. Furthermore, the proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned.</p> <p>Since a substantial proportion of the housing requirement is already determined by the provision made by the SDLs, and elsewhere in the Borough by subsequent development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites.</p>
LP2P315 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Section 3 Retail Boundaries	Stafford: Part 2 should confirm the boundaries of the neighbourhood and local centres within the North of Stafford SDL (including the Local Centre to provide up to 2,500 sq.m. of town centre uses including A1/A2/A3/A5/D1); and /or clarify that	<p>No change.</p> <p>Adopted policy E8 (town, local and other centres) of the Plan for Stafford Borough clearly sets out the Council's policy on retail provision.</p>

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		applications for planning permission for retail or town centre uses within these areas will not need to be subject to impact assessment or sequential test.	Adopted policy Stafford 2 - North of Stafford states that a masterplan should be produced by all developers this will include the local centres.
LP2P316 - JLL on behalf of Akzo Nobel UK Ltd (ANUK)	Paragraph 1.3	Stafford: for consistency, a combined Proposals Maps and Inset Maps should be prepared for Part 1 and Part 2 of the Plan For Stafford Borough.	Agreed there will be one comprehensive Policy map once Part 2 to is adopted.
LP2P317 - Environment Agency		<p>The EA is satisfied that the Settlement Boundaries have not been expanded to include areas of flood risk or areas that will through development contribute to flood risk.</p> <p>No objections to RIE's . The EA has reviewed the supporting Sustainability Appraisal Report dated May 2015 undertaken by LUC and consider that this fairly reflects the impacts of the proposals and risks to the water environment.</p>	Noted
LP2P318 - Colwich Parish Council	Paragraph 2.24	Colwich Parish Council supports the intention to work with Parish Councils to agree KSV Settlement Boundaries.	Noted
LP2P319 - Colwich Parish Council	Question 29	<p>The Haywoods Settlement Boundaries:</p> <ol style="list-style-type: none"> <li data-bbox="757 1305 1361 1332">1. The Parish Council agrees with the Settlement 	The Settlement Boundary for The Haywoods will be aligned with the Neighbourhood Plan. Subject to a successful referendum, the Inset Plan will include the Local Green

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		<p>Boundary for Great Haywood.</p> <p>2. Question the consistency of not including the amenity space in Little Haywood/Colwich within the Settlement Boundary, given that the land at Oldfields Crescent has been included. (See Q31)</p>	<p>Space promoted in the Neighbourhood Plan.</p>
<p>LP2P320 - Colwich Parish Council</p>	<p>Question 30</p>	<p>Great Haywood: The Parish Council agrees with the areas identified as protected community facilities on the inset map.</p>	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p>
<p>LP2P321 - Colwich Parish Council</p>	<p>Question 3</p>	<p>Protected Local Green Spaces: The Parish Council are concerned that the policy does not qualify the 'very special circumstances' where development will be allowed on Local Green Spaces and no mitigation is proposed should development be allowed.</p> <p>The Parish Council seeks Colwich Neighbourhood Plan Policy CE4 on Local Green Space to be included within Part 2.</p>	<p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF.</p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful</p>

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			<p>referendum, the Inset Plan for Colwich will include the Local Green Space promoted in the Neighbourhood Plan.</p> <p>Do not include Colwich Neighbourhood Plan Policy CE4 as it is not appropriate to duplicate policy.</p>
LP2P322 - Colwich Parish Council	Question 31	<p>Great Haywood: The Parish Council agrees with the designation of the Local Green Space off Oldfields Crescent although it is suggested that this may be better outside the Settlement Boundary. (See Q29)</p>	<p>The Settlement Boundary will be aligned with the Neighbourhood Plan. The vast majority of Local Green Space identified in the Proposals Document receive no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF.</p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Colwich Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Colwich will include the Local Green Space promoted in the Neighbourhood Plan.</p>
LP2P323 - Colwich Parish Council	Question 32	<p>Little Haywood/Colwich: The Parish Council agree with the location of the Settlement Boundary, with the exception of the boundary to the south west corner of Colwich.</p> <p>The Colwich and Little Haywood Conservation Area</p>	<p>In accordance with the Neighbourhood Plan this has been omitted from the Settlement Boundary. The Church Farm is of historic significance to the Parish Council and the wider community.</p>

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		Appraisal identify 'positive views' into the Church Farm Area. Request that Church Farm is omitted from the Settlement Boundary to be consistent with its own consultation.	
LP2P324 - Colwich Parish Council	Question 33	Little Haywood/Colwich: The Parish council agrees with the areas identified as protected community facilities.	Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.
LP2P325 - Mr Steven Smith	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. Sets out how the land meets the Local Green Space criteria.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P326 - JLL on behalf of Arytza Food Solutions UK	Question 10	Stone – Seeks the inclusion of an additional 1.65 hectares of land to the Strategic Development Location	Do not alter Settlement Boundary, during the Examination of the adopted PfSB changes were made to the boundary

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		<p>for Employment South of Stone Business Park as referenced by Policy Stone 2 of the adopted PfSB.</p> <p>The adopted PfSB allocates 20 hectares of employment land at Stone (SP5) and yet only 18 hectares have been allocated under Policy Stone 2 – West and South of Stone. The current allocation at Stone is therefore 2 hectares short.</p> <p>Representation is supported by marketing evidence to support inclusion.</p>	<p>of the Stone Business Park, and the adopted Proposal Map allocates 20 hectares of land.</p>
<p>LP2P327 - WYG on behalf of Sainsbury's Supermarkets Ltd</p>	<p>3 Retail Boundaries</p>	<p>Stafford - The adopted Proposals Map for the adopted Local Plan defines the Town Centre Boundary for Stafford. This includes Sainsbury's supermarket.</p> <p>The Stafford Inset Proposals Map for Part 2 does not identify the store as retail frontage (either primary or secondary). The Town Centre Boundary should be included on the Part 2 Stafford Inset Map for consistency.</p>	<p>Adopted Policy E8 of the Plan for Stafford Borough establishes town centre uses and provides a strategy for Stafford Town centre. It is the intention that once Part 2 is adopted, the Policy Map will be updated accordingly.</p> <p>Following the consultation it is proposed to omit the policy on protecting retail frontages, as this does not reflect the changing nature of centres and the changes in retailing generally caused by on-line shopping. The town centre policies need to allow flexibility to support their viability and vitality.</p>
<p>LP2P328 - St Modwen Developments</p>	<p>Question 6</p>	<p>Stafford – The Settlement Boundary to land at St Leonards Avenue Stafford needs to be amended so that it accurately reflects the planning permission for</p>	<p>Amend with the outline planning permission</p>

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		270 dwellings (09/12207/OUT).	
LP2P329 – Planning Prospects on behalf of Czero Developments Ltd.	Question 17	<p>Eccleshall: There is no reason why Part 2 should not have a different Settlement Boundary as the Neighbourhood Plan.</p> <p>The inclusion of additional sites outside of the Neighbourhood Plan would assist with the delivery of housing. The Eccleshall Neighbourhood Plan is promoting lower density schemes therefore more land is required to meet village’s housing allocation.</p> <p>The consultee seeks the inclusion of land to the south of Green Lane within the Settlement Boundary.</p>	<p>This is a green field site adjacent to Eccleshall. The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Eccleshall within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P330 - K Raftery and M Johnson	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs

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			<p>along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P331 - N A Newman</p>	<p>Question 8</p>	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p> <p>Sets out how the land meets the Local Green Space criteria.</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough.</p> <p>Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.</p>
<p>LP2P332 - Bilfinger GVA on behalf of Staffordshire University</p>	<p>Policy SB1</p>	<p>Stafford: The University's principal concern relates to the boundary proposed in the Weston Road / Beaconside area, specifically, the eastern edge of the boundary where it dissects the University's sports facilities to the immediate south of Weston Road.</p>	<p>Amend the Settlement Boundary to include Weston Academy and burial ground so that it runs along Blackheath Road.</p>

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		<p>Sets out the reasons why Blackheath Road should be used to define the Settlement Boundary. If the Council does not agree to amend the boundary it should at least extend the boundary to include Weston Road Academy.</p>	
<p>LP2P333 - Bilfinger GVA on behalf of Staffordshire University</p>	<p>Question 2</p>	<p>Stafford: the University objects to the following holdings being designated as a Protected Community Facility (PCF) to the south of Weston Road:</p> <ul style="list-style-type: none"> • the sports centre; • two artificial grass tennis courts; • artificial football pitch; • the car park to the sports centre; • common room ; and • the car park to the common room and halls of residence. <p>The University object on the following grounds:</p> <ul style="list-style-type: none"> • it is a privately owned facility; • the designation is incongruous when compared with the others in the Plan which are either schools or places of worship; and • the Council is not proposing to identify its own Leisure Centre as a PCF. Therefore to 	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p>

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		<p>designate the University's sports is inconsistent and inappropriate.</p>	
<p>LP2P334 - Bilfinger GVA on behalf of Staffordshire University</p>	<p>Policy SB4 and Table 4</p>	<p>Stafford: The University objects to its land to the north of Weston Road being designated as a Protected Employment Area (PEA).</p> <p>The adopted Plan for Stafford Borough made strategic employment allocations to the north and east of the town. The purpose of policy SB4 is to identify the Borough's employment sites and protect them from other forms of development.</p> <p>There is no mention of the University's land in Policy SB4 or the supporting text to the policy and neither is the University mentioned in Table 4 'Protected Land in Stafford'.</p> <p>However, the University's land to the north of Weston Road is shown washed over as part of a larger Protected Employment Area on the Stafford Settlement Boundary Plan.</p> <p>The University is not a Class B use and the campus is</p>	<p>Remove the University's land holdings to the north of Weston Road as identified on the Stafford Inset Map as a Protected Employment Area.</p>

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		not identified as an employment site in the Employment Plan Review. On the basis of the Council's figures there is no need for the campus to be identified as a PEA. Designating the site as a PEA removes flexibility for future uses and maximum value on disposal.	
LP2P335 - Mr N.D Talbot	2.1 Paragraph	The role of Woodseaves as a Key service village is noted	Noted.
LP2P336 - Mr N.D Talbot	2.2 Paragraph	Notes the growth distribution of 12 % of housing provision shared amongst the key service villages	Noted.
LP2P337 - Mr N.D Talbot	2.3 Paragraph	Notes the Council's own assessment of committed housing sites within key service villages.	No comment required
LP2P338 - Mr N.D Talbot	2.4 Paragraph	Notes that housing figures are targets and not ceilings or maximum figures. The Council's aim of directing development to more sustainable locations noted as is linking housing development to infrastructure.	Noted.
LP2P339 - Mr N.D Talbot	2.9 Paragraph	Woodseaves: Notes the criteria listed in SP7 (Supporting the Location of New Development).	Noted.
LP2P340 - Mr N.D Talbot	2.11 Paragraph	Woodseaves: supports and notes the methodology of defining Settlement Boundaries.	Noted.
LP2P341 - Mr N.D Talbot	2.23 Paragraph	Woodseaves: it is noted that some of the allocations in Neighbourhood Plans will provide more housing in Key Service Villages than was anticipated in the Plan for Stafford Borough.	Do not alter Settlement Boundary. The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the

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			<p>majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The Localism Act (2011) introduces new rights and powers to allow local communities to shape development in their area by coming together to prepare Neighbourhood Plans. A number of Parish Councils have prepared Neighbourhood Plans. The housing allocations within the Neighbourhood Plan have been prepared in the accordance with Adopted SP3 and SP4 and have been prepared up to 2031.</p>
LP2P342 - Mr N.D Talbot	Question 1	Woodseaves: agrees that Woodseaves ought to have a defined settlement boundary.	Noted.
LP2P343 - Mr N.D Talbot	Question 2	<p>Woodseaves: The Plan has omitted some existing assets such as the village hall.</p> <p>The plan could have considered proposed assets of community value such as additional land for school</p>	Following receipt of the representations on the Plan for Stafford Borough Part 2 Proposals, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough.

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		expansion of for car parking and open space in connection with the school.	<p>The tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages have therefore been omitted and policy SB2 has been updated to protect all social and community facilities across the Borough.</p> <p>The Localism Act (2011) introduces new rights and powers to allow local communities to shape development in their area by coming together to prepare Neighbourhood Plans. A number of Parish Councils in the Borough have already prepared Neighbourhood Plans; such a Plan would assist Woodseaves where this proposal could be tabled.</p>
LP2P344 - Mr N.D Talbot	Question 3	Woodseaves: The protected green space within Woodseaves is noted and there is no objection to it.	The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans.
LP2P345 - Mr N.D Talbot	Questions 4 to 43	The consultee will only make comments in relation to Woodseaves.	Noted.
LP2P346 - Mr N.D Talbot	Question 36	Woodseaves: The Settlement Boundary Plan includes land at New Farm for housing and is supported.	Do not alter Settlement Boundary. The adopted Plan for Stafford Borough (PfSB) establishes

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		<p>The Settlement Boundary Plan also includes the existing farm buildings at New Farm at the Eastern Edge of the village. Planning permission for a dwelling adjacent to this farm has recently been approved.</p> <p>Whilst the Settlement Boundary can include within it existing farm buildings, it is not likely to be suitable or available for housing development within the plan period. There does not support the extension of the settlement boundary to the East of the village if it is expected that this will provide housing during the plan period.</p> <p>Proposes two alternative sites for housing:</p> <p><i>Land to the south of New Farm:</i> subject to a planning application pending determination (15/21960/OUT) and adjacent to approved housing site (14/21034/OUT).</p> <p><i>Land to the north of school:</i> Including the land within the settlement boundary would allow it to come forward during the plan making period (either in accordance with a Neighbourhood Plan or comprehensive planning application) for</p>	<p>the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Woodseaves is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>Any planning applications submitted on land outside of the Settlement Boundary will be assessed against adopted policy SP7 of the PfSB.</p> <p>The 'Settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. For this reason New Farm which includes buildings and hardstanding has been included</p> <p><i>Land to the south of New Farm:</i> The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of</p>

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		<p>development which might include the following: School parking and drop off/collection space; school expansion; improved road safety at the New Road/Dickys Lane junction; a new community centre, retail provision; community woodland; Affordable housing and niche housing.</p>	<p>development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p><i>Land to the north of the school: Do not alter Settlement Boundary.</i></p>
<p>LP2P347 - Mr N.D Talbot</p>	<p>Question 45</p>	<p>Woodseaves: The plan omits the Village hall. There may be other omissions.</p> <p>The plan makes no allowance for an extension to the village that might allow for new or extended community facilities.</p>	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p>
<p>LP2P348 - Mr N.D Talbot</p>	<p>Question 46</p>	<p>Woodseaves: The draft inset map shows the existing green space. It is considered that there is great scope within Woodseaves for a planned extension to the village on land to the rear of the school. In liaison with the community this land could provide for the following:</p> <ol style="list-style-type: none"> a. New local green space in the form of a village green. b. New play space provision with children play 	<p>It is not proposed to alter the Settlement Boundary. This is a green field site adjacent to Woodseaves.</p> <p>The Localism Act (2011) introduces new rights and powers to allow local communities to shape development in their area by coming together to prepare Neighbourhood Plans. A number of Parish Councils in the Borough have already prepared Neighbourhood Plans;</p>

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		<p>equipment.</p> <p>c. Footpath and links to maximise permeability and safe access to the above by the whole community.</p> <p>d. Special attention to improved access and space for children, elderly, cyclists and the disabled.</p>	<p>such a Plan would assist Woodseaves.</p>
<p>LP2P349 - Mr N.D Talbot</p>	<p>Question 47</p>	<p>Woodseaves: Primary and secondary frontages are noted, but the consultee has no comment to make on them.</p>	<p>Noted. Following the consultation it is proposed to omit the policy on protecting retail frontages, as this does not reflect the changing nature of centres and the changes in retailing generally caused by on-line shopping. The town centre policies need to allow flexibility to support their viability and vitality.</p>
<p>LP2P350 - WYG on behalf of J Ross Developments</p>	<p>Question 17</p>	<p>Eccleshall: The proposed Settlement Boundary is too restrictive and does not allow for future development and is contrary to national guidance.</p> <p>Seek to amend the Settlement Boundary to the south of Cross Butts/Romford Meadow. Part of the land is subject to a pending planning application for 49 houses.</p>	<p>This is a green field site adjacent to Eccleshall. The adopted Plan for Stafford Borough (PfsB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Eccleshall is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy</p>

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			<p>SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Eccleshall within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan which includes part of this land.</p> <p>The inclusion of the entire site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P351 - Stone Town Council	3 Retail Boundaries	<p>Stone: the following areas should be categorised as secondary retail:</p> <ul style="list-style-type: none"> 1 Crown passageway 2 Adies Alley 3 Joules Passage 4 Mill Street (both sides including The Hanley Economic Building Society, Subway , Bargain Booze, 	<p>The adopted Local Plan Stone Centre Inset Plan Defines the Town Centre Boundary and the Primary Shopping Area Boundary. This includes all those streets and passages listed.</p> <p>Following the consultation it is proposed to omit the policy on protecting retail frontages, as this does not reflect the</p>

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		<p>Tinsley Garner Estate Agents, Shabby Chic and James du Pavey) 5 Church Street</p>	<p>changing nature of centres and the changes in retailing generally caused by on-line shopping. The town centre policies need to allow flexibility to support their viability and vitality.</p> <p>Applications for change of uses will be assessed against policies Stone 1 and E8 of the adopted Local Plan and national policy.</p>
LP2P352 - T Lovekin	Question 6	<p>YES Planning have reviewed existing development on the outside of the proposed Settlement Boundary for Stafford. The sites reviewed and recommended for inclusion are as follows:</p> <ol style="list-style-type: none"> 4. Tixall Road/Baswich lane Black Heath Lane – notably the following properties: 1-3 Brancote Row; Brancote Row; Priory Cottage; Mamistia; 1 -2 Halfway House; Halfway House; Halfway Cottages; 1-2 The Hanyards; burial ground and crematorium 5. Riverway including: plant nursery; Sea Cadet hall; sports fields and club houses 6. Radford Bank- The Radford Bank Inn; Walton Scout Hall; Purple Range; Weston Road Academy. 	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of these sites within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is</p>

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			not required and releasing the land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.
LP2P353 - Mrs DE Timmis and Sons	Question 44	Woodseaves: Seeks the inclusion of land to the east of the school within the Settlement Boundary to allow development. Refers to problems with school parking and overcrowding.	It is not proposed to alter the Settlement Boundary. This is a green field site adjacent to Woodseaves. The Localism Act (2011) introduces new rights and powers to allow local communities to shape development in their area by coming together to prepare Neighbourhood Plans. A number of Parish Councils in the Borough have already prepared Neighbourhood Plans; such a Plan would assist Woodseaves.
LP2P354 - Mr Philip Oakley	Question 8	Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife. Sets out how the land meets the Local Green Space criteria.	The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P355 - Councillor P	Question 52	Traveller Sites: the remaining 8 pitches need to	Adopted Plan for Stafford Borough policy C6 provides the

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Roycroft		allocated, cannot be rely upon windfall sites.	<p>context for gypsies, travellers and travelling show people to be considered through the planning process.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) identified a need for 44 pitches over the Plan period. Planning permission for a gypsy and traveller site has been granted for a St Albans Road, Stafford for 36 pitches.</p> <p>A revised GTAA is currently being prepared with Stoke-on-Trent City Council, Newcastle-under-Lyme Borough Council and East Staffordshire Borough Council. The Council does not consider it is necessary to identify the remaining 8 pitches as a specific allocation owing to the very small number to be allocated.</p> <p>Planning law requires that applications for planning permission must be in accordance with the development plan. Any application for such a site(s) will be duly assessed.</p>
LP2P356 - AJ Speed	Question 8	<p>Stafford – Designate Falmouth Avenue as a Local Green Space. The area is used for informal recreation on a regular basis and is a haven for wildlife.</p> <p>Sets out how the land meets the Local Green Space</p>	<p>The land was allocated in the adopted 2001 Local Plan as suitable for housing, but was not developed. The new Settlement Boundary excludes this land and now runs along Falmouth Avenue. This land is therefore regarded as unsuitable for development as it is outside the</p>

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		criteria.	Settlement Boundary and any proposals will be subject to policy SP7 of the Plan for Stafford Borough. Local communities have the opportunity to designate Local Green Space through Neighbourhood Plans by a parish/ward council or Neighbourhood Forum.
LP2P357 - WW Planning on behalf of Mr and Mrs Hill	2.1 Paragraph	Barlaston: The role of Barlaston as a Key Service Village is noted	Noted.
LP2P358 - WW Planning on behalf of Mr and Mrs Hill	2.2 Paragraph	The growth distribution of 12 % of housing provision shared amongst the key service villages is noted.	Noted.
LP2P359 - WW Planning on behalf of Mr and Mrs Hill	2.3 Paragraph	The Council's own assessment of committed housing sites within key service villages is noted.	Noted.
LP2P360 - WW Planning on behalf of Mr and Mrs Hill	Paragraphs 2.4 – 2.6	The text notes that housing figures are targets and not ceilings or maximum figures	Noted.
LP2P361 - WW Planning on behalf of Mr and Mrs Hill	2.9 Paragraph	Notes the paragraphs relating to SP7 Supporting the Location of New Development	Noted.
LP2P362 - WW Planning on behalf of Mr and Mrs Hill	2.11 Paragraph	Barlaston: This text sets out the methodology for defining Settlement Boundaries, it is generally supported aside from the clear need to also review Green Belt boundaries.	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.

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		The proposed Settlement Boundary at Barlaston does not accord with the methodology.	
LP2P363 - WW Planning on behalf of Mr and Mrs Hill	2.23 Paragraph	The contents of the paragraph are noted and especially the following text: 'It is noted that some of the allocations in Neighbourhood Plans will provide more housing in Key Service Villages than was anticipated in the Plan for Stafford Borough'.	Noted.
LP2P364 - WW Planning on behalf of Mr and Mrs Hill	2.13 Paragraph	Barlaston: The proposed Settlement Boundary at the eastern end of Longton Road does not follow existing physical boundaries. It runs through the middle of a garden land a recently built house.	The Settlement Boundary is aligned with the Green Belt so no change is proposed. 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
LP2P365 - WW Planning on behalf of Mr and Mrs Hill	2.15 Paragraph	Barlaston: There are no changes to the Settlement Boundary to accept clear and long standing physical boundaries which are defensible nor has it included recently approved and built houses.	The village is surrounded by Green Belt, which restricts development. 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.
LP2P366 - WW Planning on behalf of	2.22 Paragraph	Barlaston: The draft Settlement Boundary does not accord with the methodology for defining settlement	The village is surrounded by Green Belt, which restricts development, and the Settlement Boundary is aligned with

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Mr and Mrs Hill		<p>boundaries. A newly constructed house and garden on the eastern edge of the village at Longton Road is partly within and partly outside the settlement boundary.</p> <p>An alternative Settlement Boundary is proposed which incorporates the property and garden to the rear gardens of no's 65 - 75 Longton Road.</p>	<p>that of the Green Belt.</p> <p>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.</p> <p>No 75 Longton Road has been excluded from the Settlement Boundary, as it falls within the Green Belt.</p>
LP2P367 - WW Planning on behalf of Mr and Mrs Hill	Question 1	<p>Barlaston: Agrees that a Settlement Boundary is required. However the Green Belt should be re-drawn for the following reasons:</p> <ul style="list-style-type: none"> a. It is consistent with any revised defined Settlement Boundary b. It is drawn so it is aligned with physical evidence e.g. hedgerows c. It allows for small scale infilling of plots d. It will protect farm land from inappropriate development whilst allowing sustainable housing for local people. 	<p>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.</p> <p>The adopted Local Plan establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Barlaston is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p>

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			There are no specific housing numbers allocated in Barlaston within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.
LP2P368 - WW Planning on behalf of Mr and Mrs Hill	Question 2 to 13	Question 2 to 13 the respondent has no comments.	Noted.
LP2P369 - WW Planning on behalf of Mr and Mrs Hill	2.51 Paragraph	<p>Barlaston is wholly surrounded by the North Staffordshire Green Belt which restricts residential proposals.</p> <p>The proposed settlement boundary is not vastly different to the previous Residential Development Boundary. 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.</p>	Noted this is a quote from the Plan for Stafford Borough.
LP2P370 - WW Planning on behalf of Mr and Mrs Hill	2.52 Paragraph	<p>Barlaston Parish Council are producing a Neighbourhood Plan.</p> <p>The boundary includes the Wedgewood Memorial College and Estoril House sites which are the key</p>	Noted this is a quote from the Plan for Stafford Borough.

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		<p>allocations that the Barlaston Neighbourhood Plan is seeking to make with regards to residential development.</p> <p>The neighbourhood plan is at a relatively early stage with the Parish currently producing a draft plan prior to launching their pre-submission consultation.</p>	
<p>LP2P371 - WW Planning on behalf of Mr and Mrs Hill</p>	<p>Question 14</p>	<p>Barlaston: does not agree with the Settlement Boundary for the following reasons:</p> <ul style="list-style-type: none"> • It does not accord with the Council's methodology as set out in paragraph 2.11. It fails to take into account any future growth and fails to revisit the Green Belt designation. • The draft boundary has been agreed with the Parish Council who are in the early stages of preparing the Neighbourhood Plan. The Parish Council do not want to make any boundary changes. 	<p>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.</p> <p>The adopted Plan establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Barlaston is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in</p>

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			<p>Barlaston within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan. The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
<p>LP2P372 - WW Planning on behalf of Mr and Mrs Hill</p>	<p>Question 15</p>	<p>Barlaston: There are no comments on the question regarding the areas identified as protected community facilities; however it noted that Parish Church and Churchyard are not seen as community assets.</p>	<p>For clarification the 'community facilities' subject to Policy SB2 are not Community Assets, as defined by the Community Right to Bid.</p> <p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p>

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LP2P373 - Mr and Mrs Hill	Question 16	Barlaston: No comment on Local Green Space.	Noted.
LP2P374 - WW Planning on behalf of Mr and Mrs Hill	Question 17- 52	There are no comments questions 17 to 52	Noted.
LP2P375 - WW Planning on behalf of Mr and Mrs Hill		<p>Barlaston: Cover letter to comments and summary of representations received from Mr and Mrs Hill. The consultee owns a parcel of land that lies within the village but beyond the draft Settlement Boundary.</p> <p>The land should be included in the Settlement Boundary for the following reasons:</p> <ol style="list-style-type: none"> 1. The Settlement Boundary should allow for small scale housing development. 2. The Council should review the Green Belt Boundary so that it correlates physical features on the ground. <p>The emerging Plan is unsound as it fails to review the Green Belt boundary and physical evidence on the ground.</p>	<p>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.</p> <p>The adopted Plan establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Barlaston is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Barlaston within Part 2. The Settlement Boundary has been prepared based upon the housing provision within</p>

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LP2P376 - Parkwood Consultancy Services	Question 6	Stafford: Seeks the inclusion of land at Old Rickerscote Lane, Stafford within the Settlement Boundary for residential development.	<p>the Neighbourhood Plan and adopted PfSB policy SP7</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P377 - Pegasus Group on behalf of Maximus Strategic	Question 1	The consultee agrees that the settlements listed are consistent with the settlement hierarchy set out under Spatial Principle 3.	Noted.

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LP2P378 - Pegasus Group on behalf of Maximus Strategic	Question 4	<p>The policy on Stafford and Stone's protected employment areas needs to be amended to allow greater flexibility, and avoid long term protection of employment land in circumstances where there is no reasonable prospect of a site being used for that purpose</p>	<p>No change. Change of use from employment to alternative uses is address in the adopted Plan under policy Stafford 1 and Stone 1.</p>
LP2P379 - Pegasus Group on behalf of Maximus Strategic	Question 5	<p>The identification of the MOD Stafford is unnecessary, as there is no policy to explain what this designation means.</p> <p>The use of MoD land is inevitably restricted until the land is surplus to their requirements. At which point it is likely the MoD will want the flexibility to allow the land to be considered for alternative use(s).</p> <p>Policy Stafford 1 already supports further MoD development, therefore there is already a policy framework to support military related growth.</p> <p>An area of land south of Sandon Road which is not in the ownership of the MoD has been included as 'protected land'. The MoD protection designation</p>	<p>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</p> <p>Amend MOD protected land boundary and Settlement Boundary to reflect land ownership.</p>

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		should be removed.	
LP2P380 - Pegasus Group on behalf of Maximus Strategic	Question 6	Stafford: agrees with the Proposed Settlement Boundary for Stafford.	Noted.
LP2P381 - Pegasus Group on behalf of Maximus Strategic	Question 7	<p>There appears to be little justification for the protection of the community facilities identified.</p> <p>Safeguards already exist for schools and places of worships. It is not clear whether the other facilities identified are valued by communities and therefore warrant policy protection.</p>	<p>There is clear support in the NPPF for the protection of key community facilities. This includes (paragraph 70 of the NPPF) local shops, meeting places, sports venues, cultural buildings, public houses and places of worships. Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p>
LP2P382 - Pegasus Group on behalf of Maximus Strategic	Question 8	Stafford: parts of Stafford Common have been designated as 'Local Green Space' this is unnecessary as separate legislation exists to control development on common land.	The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. Therefore policy SB3 is to be omitted.

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LP2P383 - Pegasus Group on behalf of Maximus Strategic	3.1 Paragraph	<p>Stafford: The North of Stafford Strategic Development Location will also include local and neighbourhood centres, and therefore there needs to be recognition of the role that these new centres will play within the Local Plan Part 2 Proposals.</p> <p>The exact location of any new local centres is still to be determined but a policy is required to deal with local centres that form part of the SDL.</p>	<p>No change. Adopted policy E8 (town, local and other centres) of the Plan for Stafford Borough clearly sets out the Council's policy on retail provision. Adopted policy Stafford 2 - North of Stafford states that provision should be made for a mix of uses including retail, social and physical infrastructure, a primary and secondary education provision, a library service, health facilities and public open space.</p>
LP2P384 - Pegasus Group on behalf of Hallam Land Management Limited	2.25 Paragraph	<p>Stafford: There needs to be flexibility in defining the Settlement Boundaries. The proposed Settlement Boundary is drawn too tightly around the Strategic Development Locations identified in the PfSB.</p> <p>It is recommended that the Council reviews its approach to ensure the defined settlement limits provide a degree of flexibility to accommodate some further growth in sustainable settlements to respond to changing circumstances.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at</p>

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			<p>paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
<p>LP2P385 - Pegasus Group on behalf of Hallam Land Management Limited</p>	<p>Question 10</p>	<p>Stone: Seeks to amend the Settlement Boundary to include land to the south of Stone adjacent to the business park for residential uses.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded</p>

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			in Stafford, Stone and the Key Service Villages.
LP2P386 - Andrew Hiorns on behalf of Hallam Land Management Limited	Question 6	<p>Stafford: The PfSB Part 2 relies too heavily on the Strategic Development Locations and there is no flexibility with the Settlement Boundaries to bring forward other sites if the SDL do not deliver.</p> <p>Hallam Land Management Limited has interests in land to the south of Walton on the Hill.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P387 - Gladman Developments	1 Introduction	Hixon: Land off Stowe Lane, Hixon, should be allocated and included within the Settlement Boundary.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the

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		<p>Significant concern is raised on the over reliance of the Strategic Development Locations being able to deliver. Additional land needs to be allocated to provide a wide portfolio of sites and to ensure that a rolling supply of housing land is maintained.</p> <p>The figure of 10,000 dwellings over the plan period must not be regarded as a ceiling, it is a minimum target. The Council must not restrict housing growth above this figure.</p>	<p>majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Hixon is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Hixon within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p> <p>The target figure of 10,000 is not a maximum, but new development must be delivered proportionally in accordance with the Sustainable Settlement Hierarchy and capable of being supported by the progressive provision of necessary infrastructure</p>
LP2P388 - Gladman Developments	2.3 Paragraph	The emerging plan is too reliant on the successful delivery of the Strategic Development Locations and only allows for a limited amount of development in the Key Service Villages.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following

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		<p>Any delay in the delivery of the strategic sites would adversely affect the Council's housing trajectory and therefore the ability to maintain a five year supply of deliverable sites and meet the housing target of 10,000 dwellings by 2031.</p>	<p>areas: Stafford, Stone and the Key Service Villages.</p> <p>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. Furthermore, the proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned.</p>
<p>LP2P389 - Gladman Developments</p>	<p>Question 1</p>	<p>The Council should not define settlement boundaries but instead should consider a permissive policy.</p> <p>If the Council continues to define settlement boundaries, they need to ensure that they are not drawn too tightly to enable alternative proposals coming forward on the edge of settlements.</p> <p>Not all of the sites identified for development within the Plan may come forward and the Plan needs to adopt a more flexible approach.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages. It also requires the identification of boundaries.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p>
<p>LP2P390 - Gladman Developments</p>	<p>Question 26</p>	<p>Hixon: The proposed Settlement Boundary at Hixon includes existing planning permissions but does not</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the</p>

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		<p>allow further development.</p> <p>Hixon is appropriate for significant housing owing to its proximity of 3 of the 6 Recognised Industrial Estates. The recent outline planning application at Hixon Airfield will significantly expand the Industrial Estate and in accordance with the NPPF there should be a balance of land uses within areas, reducing journey lengths.</p> <p>Gladman seek land off Stowe Lane, Hixon to be included within the settlement boundary. The site has been subject to two planning applications (Application References: 14/20863/OUT & 15/21806/OUT). These will bring significant benefits to the local community including a mix of housing types; public open space; children's play space; retain and enhance the wetland; good pedestrian links.</p> <p>The Sustainability Appraisal which supports the Plan fails to adequately assess a range of reasonable alternatives in respect of whether additional allocations could be delivered.</p>	<p>majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV). Hixon is identified as KSV.</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There are no specific housing numbers allocated in Hixon within Part 2. The Settlement Boundary has been prepared based upon the housing provision within the Neighbourhood Plan and adopted PfSB policy SP7.</p>
LP2P391 - Indigo Planning on behalf of Commercial Estates Group	2.7 Paragraph	The Settlement Boundaries are too tight only taking into account existing planning permissions/commitments. There is no flexibility for	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through

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		<p>additional sites/land if they do not get delivered.</p> <p>Policy SP7 seeks to constrain growth outside of the settlement limits. Strongly object to the inflexible approach adopted by the Council.</p>	<p>Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
<p>LP2P392 - Indigo Planning on behalf of Commercial Estates Group</p>	<p>Question 6</p>	<p>Stafford: strongly object to the proposed settlement boundaries for Stafford. The boundary line as currently drafted is too tightly drawn.</p> <p>The Council is overly reliant on the Strategic Development Locations (SDLs) delivering the housing. Housing targets should not be viewed as maximum figures or ceilings. They should not prevent sustainable development proposals from coming forward, even if the targets can be reached by existing commitments</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing</p>

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		<p>and allocations.</p> <p>Additional growth should be focused, to the east of the town making use of the land being promoted by CEG.</p>	<p>numbers.</p> <p>There is sufficient housing allocated within Stafford during the Plan period. There is no necessity to extend the boundary at this location.</p> <p>The target figure of 10,000 is not a maximum, but new development must be delivered proportionally in accordance with the Sustainable Settlement Hierarchy.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P 393 - Milwood Ltd	1 Introduction	<p>Clarification sought whether the Local Plan is in three or two parts.</p> <p>The Council state that they have sufficient housing numbers via the Strategic Development Locations (SDLs) and permissions granted. No non-strategic (i.e.</p>	<p>The Local Plan for Stafford Borough consist of three parts:</p> <ul style="list-style-type: none"> • The Plan for Stafford Borough (adopted 2014) • The Plan for Stafford Borough: Part 2 • The Policies Map <p>The adopted Plan for Stafford Borough (PfSB) establishes</p>

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		<p>less than 500 dwellings) sites are being proposed. The new methodology for Part 2 is simply establishing Settlement Boundaries.</p> <p>Only the SDL locations have been subject to examination and scrutiny, and the non-strategic proposal such as at Beaconsfield will not be independently examined. Changes to the Settlement Boundary are a significant matter, and should not be the left to Development Control.</p> <p>There is an absence of a clear and definitive monitoring framework, so strategic reserve of land is required.</p>	<p>the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There is sufficient housing allocated within Stafford during the Plan period. There is no necessity to extend the boundary at this location.</p> <p>The target figure of 10,000 is not a maximum, but new development must be delivered proportionally in accordance with the Sustainable Settlement Hierarchy.</p>
LP2P394 - Milwood Ltd	2 Settlement Proposals	Stafford: The Settlement Boundary at Stafford should be amended to include land at adjacent to the A449 Ashflats. The site can deliver 320 residential units. This was subject to a previous planning application (application reference 13/19524/OUT) and appeal.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages

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		<p>The appeal was only dismissed on the account that the Council could demonstrate that they could achieve the housing targets.</p> <p>Allocating land in the Local Plan does not guarantee delivery. The Local Plan 2001 failed to deliver 40% of its allocation, so the Council cannot rely upon the delivery of the SDLs. There is slippage in the delivery of the SDL in Stafford (gives detailed breakdown of the planning histories).</p> <p>The revised masterplan at Stafford North SDL, now includes significant land to the immediate north which is outside of the SDL boundary. Ashflats was subject to High Court ruling which states that further substantial Greenfield residential over and above the 3 Stafford SDL allocations would not be necessary or allowed. Questions why this land is therefore being included in the masterplan.</p> <p>No brownfield assessment has been conducted and neither is a Brownfield Register being produced. The 31st March five year statement incorporates a 50 dwelling per annum windfall, but the Settlement</p>	<p>(KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p> <p>No additional land beyond the Stafford North SDL is being allocated for development. There is a parcel to north which is Common Land.</p>

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		Boundaries are inflexible so questions how they will be delivered.	
LP2P395 - Milwood Ltd	2.23 Paragraph	<p>It is noted that the supporting text states that some of the housing allocations in the Neighbourhood Plans will provide more housing in Key Service Villages than is anticipated in the Plan for Stafford Borough.</p> <p>It is noted that 5 of the emerging Neighbourhood Plans have been prepared up to 2031. However other Neighbourhood Plans may come forward that go beyond 2031, therefore to maintain the settlement hierarchy in accordance with Policy SP4 further land is required in Stafford.</p>	<p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There is sufficient housing allocated within Stafford during the Plan period. There is no necessity to extend the boundary at this location. All Neighbourhood Plans are being prepared up to 2031.</p>
LP2P396 - Milwood Ltd	2.4 Paragraph	Delivery of housing is already failing, with a shortfall of 533 dwellings at 31 st March 2015. Settlement Boundaries should be amended to incorporate additional development sites such as Ashflats, as a 'strategic reserve'.	The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).

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		<p>There is an absence of monitoring within the Part 2 Consultation Framework. Multiple changes may be made to these Settlement Boundaries over the remaining 16 years of the Plan. Land needs to be allocated now to form part of the independent examination process.</p>	<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P397 - Milwood Ltd	Section 3	No comments on Retail Boundaries.	Noted.
LP2P398 - Milwood Ltd	Section 4	No comment on Recognised Industrial Estate Boundaries.	Noted.
LP2P399 - Milwood Ltd	Section 5	No comment on Gypsies, Travellers and Travelling Show People.	Noted.
LP2P400 - Milwood Ltd	Paragraphs 6.1	Expresses concerns about monitoring, notably that the delivery of housing could be different by the time of the examination. Whilst the council can demonstrate it has sufficient housing in June/July 2015 this could be very different in 12 months' time.	The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.

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		<p>There is a need to include a Monitoring Framework within Part 2 and an annual review of HLS. The point of possible boundary changes occurring in the future as the Plan progresses is not made clear in the draft plan. Thus implying once set in the document, they will not be reviewed until 2031.</p>	
LP2P401 - Milwood Ltd	Appendix	No comment on the Appendix.	Noted.
LP2P402 - YES Planning on behalf of Mr Brian Edgecombe	Question 29	<p>Great Haywood: The existing Medical Centre is actively seeking to move to new larger bespoke Premises. The bid has been formally supported by the NHS and the need for a new Medical Centre on a larger site was highlighted in Parish consultations and now in the Neighbourhood Plan.</p> <p>A site has been identified to the north of Mill Lane.</p>	<p>Amend the settlement boundary so that it is consistent with the Neighbourhood Plan.</p> <p>The proposed Settlement Boundary at Great Haywood showed two alternative boundaries to the north of the village, as at the time of preparing the draft plan the parish council were also consulting on their draft Neighbourhood Plan.</p> <p>Following the Neighbourhood Consultation, the parish council are now proposing that the land to the north of the village is not included in the Settlement Boundary.</p>
LP2P403 - Seddon	2.7 Paragraph	The Settlement Boundaries are drawn too tightly and	The adopted Plan for Stafford Borough (PfSB) establishes

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Homes		<p>there is no flexibility for additional land/sites to be come forward. Too reliant upon the delivery of SDLs, concern about market saturation in these locations.</p> <p>Policy SP7 will actively seek to constrain growth outside of the settlement limits (as confirmed in paragraph 2.26). Strongly object to this inflexible approach.</p>	<p>the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The proper planning of the Borough (and practical delivery of major change) requires also that growth be balanced by the timely and resourced provision of necessary infrastructure, and accommodated sustainably – which means that growth cannot be unfettered, but needs to be controlled and planned. Since a substantial proportion of the housing requirement is already determined by the provision made by the SDLs, and elsewhere in the Borough by subsequent development and by extant permissions, it is not necessary for the Part 2 document to make specific allocations for additional housing sites other than those being promoted through the Neighbourhood Plans.</p>
LP2P 404 - Seddon Homes	Question 6	<p>Stafford: strongly object to the proposed settlement boundary.</p> <p>It is too tightly drawn around Stafford. It represents an inflexible approach to future growth which is based</p>	<p>Do not amend the boundary. This is a green field site adjacent to Stafford.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the</p>

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		<p>largely on only allowing development to come forward in the three SDLs. No additional land beyond these and/or consented and committed sites are identified for future growth.</p> <p>Seddons has control of land north of Doxey Road on the edge of Stafford, it could make an important contribution to meeting the Council's five year housing land supply during the course of the plan period to 2031.</p>	<p>majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p> <p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>There is sufficient land allocated within Stafford during the Plan period. There is no necessity to extend the boundary at this location.</p>
LP2P 405 - Seddon Homes	Question 10	<p>Stone: Strongly object to the proposed settlement boundary to north east of Stone.</p> <p>It excludes land at Nicholl's Lane. The principle of development of this site has previously been accepted and supported by officers in the context of previous application proposals.</p> <p>Whilst the application was subsequently refused by the Council (and on appeal), the site continues to</p>	<p>Do not amend the boundary. This is a green field site adjacent to Stone.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p>

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		<p>represent a sustainable and logical extension to the town and could contribute to meeting housing needs during the course of the plan.</p> <p>The settlement boundary of Stone should be redrawn to include the Nicholl's Lane site.</p>	<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary at Stone would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P406 - Staffordshire County Council	Question 8	<p>Stafford: Seeks to allocate land adjacent to Falmouth Avenue for residential development.</p> <p>The boundary for Stafford is drawn tightly around the settlement and restricts the ability to deliver other sustainable and acceptable development proposals on the edge of urban areas. The Council is too reliant upon the SDLs and KSV delivering the houses over the Plan period.</p> <p>The site has been the subject of an outline planning</p>	<p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>

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		application (application reference: 14/20448/OUT) for residential development. The site does not comprise protected open space	
LP2P407 - Gnosall Parish Council	Question 20	Gnosall: The Parish Council agrees with the Settlement Boundary as proposed.	Noted.
LP2P408 - Gnosall Parish Council	Question 21	<p>Gnosall: The Parish Council agrees with the areas identified as Community Facilities.</p> <p>They seek the inclusion of the green space within the grounds of the Grosvenor Centre as part of this Community Facility rather than Local Green Space (i.e. marked orange on the map not green).</p> <p>Council were disappointed that Gnosall Library, despite being recognised as a Community Facility will in fact be lost as part of the changes to Library Services.</p>	<p>Following receipt of the representations, it is apparent that it is not practically possible to identify an exhaustive agreed list of all the relevant community and social facilities within those settlements and those in the rest of the Borough. It is proposed to omit the tables and Inset Plans identifying the community facilities for Stafford, Stone and the Key Service Villages and to amend the wording to policy SB2 to protect social and community facilities across the Borough.</p> <p>The library will move out of the current school building before it is demolished. It will not be located in the new school building. The County Council has no plan to close the library but is looking for a community group to take the lead in developing and managing it, with help, in a new location in Gnosall. Informal discussions are underway with interested groups. Interim arrangements for a library service will be made if necessary.</p>
LP2P409 - Gnosall Parish Council	Question 22	Gnosall: The Parish Council agrees with 8 of the 9	The vast majority of Local Green Space identified in the

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		<p>areas identified as Local Green Space.</p> <p>The area marked as Green Space off Brookhouse Road and the corner of High Street is marked on the map as two sections.</p> <p>The section directly behind the Grosvenor Centre should be marked as a Community Facility and be included as part of the Grosvenor Centre as a Community Facility.</p> <p>Gnosall Parish Council would like the other section of Green Space on the corner of Brookhouse Road and the High Street to have the most protection as possible.</p>	<p>Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF. The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Gnosall Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Gnosall will include the Local Green Space promoted in the neighbourhood Plan.</p> <p>Tables listing protected facilities are to be replaced by amended policy SB2. This protects social and community facilities across Borough.</p>
LP2P410 - Turley on behalf of Richborough Estates	Question 10	<p>Stone – Seek to include Land At Uttoxeter Road Uttoxeter Road Stone, within the Settlement Boundary.</p> <p>An outline planning application (reference 14/21316/OUT) for 90 dwellings is pending consideration.</p>	<p>Do not amend the settlement boundary, as this is a greenfield site on the edge of Stone.</p> <p>The adopted Plan for Stafford Borough (PfSB) establishes the development strategy for the Borough, with the majority of future development delivered through Sustainable Settlement Hierarchy based on the following areas: Stafford, Stone and the Key Service Villages (KSV).</p>

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			<p>The Council is monitoring housing delivery on an annual basis, based on the proportions set out in adopted policy SP3 and SP4 of the PfSB, as well as the overall housing numbers.</p> <p>The inclusion of the site within the Settlement Boundary would not be consistent with the principles identified in PfSB Principle SP7, and the methodology identified at paragraph 2.11. The scale of development is not required and releasing this land for development would undermine the Sustainable Settlement Hierarchy in the context of completions and existing commitments already exceeded in Stafford, Stone and the Key Service Villages.</p>
LP2P411 - Mr Paul Hodkinson	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Makes reference to Nicholls Lane field and the Inspector’s report which dismisses the appeal by Seddon Homes for residential development.	Noted. Agreed to exclude this land from the Stone Settlement Boundary.
LP2P412 - Hannah Cooke	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Makes reference to Nicholls Lane field and the Inspector’s report which dismisses the appeal by Seddon Homes for residential development.	Noted. Agreed to exclude this land from the Stone Settlement Boundary. .
LP2P413 - Lynne Elton	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Makes reference to Nicholls Lane field and the	Noted. Agreed to exclude this land from the Stone Settlement Boundary.

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		Inspector's report which dismisses the appeal by Seddon Homes for residential development.	
LP2P414 - Mr Mark Willows	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Makes reference to Nicholls Lane field and the Inspector's report which dismisses the appeal by Seddon Homes for residential development.	Noted. Agreed to exclude this land from the Stone Settlement Boundary.
LP2P415 - A Stanford	Question 10	Stone – Agrees with Settlement boundary at north east Stone. Makes reference to Nicholls Lane field and the Inspector's report which dismisses the appeal by Seddon Homes for residential development.	Noted. Agreed to exclude this land from the Stone Settlement Boundary.
LP2P416 - Trentham Leisure Limited		<p>Seeks the inclusion of a site specific policy for Trentham Estate.</p> <p>The Local Plan 2001 has two policies relating to The Estate. The Draft PFSB included policies for The Estate but these were later omitted in the Pre Submission Version. The reason cited by the Council is that the policies were rarely used and that the estate could be controlled through guidance in the NPPF. This approach is not supported and the Inspector's Report to the PFSB states that '<i>a specific policy could be re-considered at the site Allocations/Neighbourhood plan stage if necessary</i>'.</p>	<p>At the time of preparing the adopted Stafford Borough Local Plan 2001 the Trentham Gardens Estate was not meeting its full recreational potential and was in need of regeneration. However since that time significant re-development of the Trentham Gardens Estate has successfully taken place leading to a significant leisure and recreation resource not just for the local area but regionally and nationally.</p> <p>It is not necessary to include a site-specific policy to support new development at Trentham Estate, no new proposals or matters have been raised since the full consideration of the issues relating to the Estate at the recent Part 1 Examination, and any proposals can be</p>

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		<p>Suggest the following policy wording:</p> <p><i>“New Development at the Trentham Estate and Gardens The Trentham Estate and Gardens is a recreation, leisure, tourism and visitor attraction. Limited development and appropriate infilling will be permitted within the northern area of the estate (as defined on the Plan in Figure xyz) for the following range of uses:</i></p> <ul style="list-style-type: none"> • <i>Outdoor sport and recreation</i> • <i>Indoor leisure and entertainment facilities</i> • <i>Hotel-Conference Centre</i> • <i>Exhibition facilities</i> • <i>Heritage/recreation/craft related retailing</i> • <i>Visitor facilities</i> • <i>Justified enabling development including</i> • <i>conversion to residential.</i> <p><i>Development at the Trentham Estate and Gardens must meet the following criteria:</i></p> <p><i>a) Conserve the natural and historic environment including existing buildings, gardens, landscape, flora and fauna;</i></p> <p><i>b) Enhance recreation / leisure facilities within the</i></p>	<p>adequately addressed by the policies in the newly adopted Plan.</p> <p>In relation to tourism development, Policy E6 supports new development by promoting enjoyment of the rich and historic natural landscape; new and existing recreational activities; preservation of attractive features. Proposals for new development at Trentham Estate could also be assisted by Policy E2, which helps facilitate tourism to achieve rural sustainability. Both these policies conform to the NPPF and consider protecting development in Green Belt. In environmental terms, any development will need to satisfy Policies N8 and N9, which will ensure that the environment of Trentham Estate and Gardens will be protected, conserved and enhanced.</p>

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		<p><i>Borough;</i> <i>c) Limit the impact on the highway network;</i> <i>d) Meet the principles and objectives of the Green Belt”.</i></p>	
LP417 - Hixon Parish Council	Question 28	<p>Hixon - the Inset Map to Hixon identifies land at Hall Farm Close (off Vicarage Way) as Local Green Space, however this is not listed in Table 10 'Protected Land in Hixon' also Bath Lane has been spelt Baths lane</p>	<p>The vast majority of Local Green Space identified in the Proposals Document received no response from the local community, and therefore the Council is unable to assess adequately how Local Green Space might meet the criteria set out in the NPPF.</p> <p>The most appropriate vehicle to make an assessment to designate a Local Green Space is through Neighbourhood Plans. The Hixon Neighbourhood Plan identifies Local Green Space to be protected. Subject to a successful referendum, the Inset Plan for Hixon will include the Local Green Space promoted in the neighbourhood Plan.</p>
LP418 - Tetlow King on behalf of West Midlands HARP Planning Consortium	Question 4	<p>We encourage the Council to consider the wording and inclusion of paragraph 22 of the NPPF which asserts that: <i>“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</i></p>	<p>No change. Change of use from employment to alternative uses is addressed in the adopted Plan under policy Stafford 1 and Stone 1.</p>

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		<p><i>purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”</i></p> <p>Employment land has not been designated in perpetuity. So if suitable and more practical uses are available we suggest that the Council takes this into consideration, via a more flexible policy.</p>	