

available for development. The area is physically constrained by the canal to the west and Crown Street/Newcastle Street to the east. There are also difficulties providing adequate access and additional car parking. Adequate provision should be made for pedestrian linkages to the town centre. Given the diversity of uses and landowners in the area, land assembly may be a constraint to any comprehensive redevelopment scheme.

Water Supply and Drainage

6.7.9 Severn Trent Water have stated that a water supply can be made available to this area. The Scotch Brook crosses this site in culvert to the south-east corner and development should not be permitted over or within 3 metres of the edge of this culvert.

6.7.10 Developers should ensure that capacity is available in the public foul sewage system for both foul and trade effluent discharges. Several public sewers cross this area and there should be no building over these sewers.

Highways and Access

6.7.11 Primary vehicular access is currently from Crown Street. The area under consideration is a narrow strip of land between the canal and Crown Street. Access into the area is difficult and limited. The car parking facilities at the canalside should be retained.

Hotel Development at Creswell

6.7.12

Proposal T2 Hotel Development: Land at Creswell, Stafford

Land shown as T2 on the Proposals Map is allocated for hotel development.

6.7.13 Land adjacent to Junction 14 of the M6 at Creswell near Stafford has been the subject of

unimplemented consents for the development of a hotel. This Plan now allocates that land for development of the approved hotel project.

6.8 The Trentham Gardens Estate

6.8.1 In addition to the specific land use proposals T1 and T2, this Plan also defines an area at the Trentham Garden Estate which is expected to be the subject of major recreation, tourism and leisure development proposals. The Plan provides for such schemes through Policies RLT 19 and RLT 20.

6.8.2 The Trentham Gardens Estate is of "major heritage" significance extending to about 320 hectares. Within it are areas of woodland, gardens, various listed buildings associated with the former Hall, a conference centre and a range of leisure and recreation facilities.

6.8.3 The whole estate is an historic landscape being a grade II* Park in English Heritage's Register of Parks and Gardens of Special Historic Interest. The estate also contains Sites of Special Scientific Interest at Kings and Hargreaves Woods.

6.8.4 The estate is a significant leisure resource within the Borough and sub-region and over the last 50 years has developed a wide variety of visitor uses associated with recreation, leisure, conference, exhibition, banqueting and entertainment. The site is not currently meeting its full recreational potential and requires upgrading and improvement. It has potential for a wide range of leisure uses and expansion of its historic buildings, gardens and landscape.

6.8.5 Policies RLT19 and RLT20 below set out the basic principles and criteria by which planning applications for The Trentham Gardens Estate will be assessed.

6.8.6 It is considered that development proposals within the range of uses identified in policies RLT19 and RLT 20 should form part of a comprehensive development strategy which also addresses the issues of conservation of the historic built and natural environment. This process would be assisted by the production of a planning brief which builds upon the parameters set out in the above policies.

Policy RLT 9 - Accommodating New Development at Trentham Garden Estate

The Trentham Gardens Estate as defined on the Inset Proposals map is identified as a recreation, leisure, tourism, and visitor attraction.

All applications for development at the site will be assessed against the following criteria:

- (i) Conservation of the historic buildings, gardens and landscape.*
- (ii) Conservation of the natural environment including flora and fauna.*
- (iii) The enhancement of recreation/leisure facilities within the district/region.*
- (iv) Impact on the highway network.*
- (v) Effect on the purposes and objectives of Green Belt policy.*
- (vi) The scale of economic benefits to the district.*
- (vii) Consistency with other policies in the plan.*

In considering applications for development the Local Planning Authority will carry out an assessment against the above criteria and expect a balance of advantage to be demonstrated.

Policy RLT20 - Appropriate Infill Uses at Trentham Gardens Estate

Subject to assessment against the criteria set out in Policy RLT19 development and appropriate infilling will be allowed within the northern area of the estate as defined on the Trentham Garden Estate Inset Proposal Map, for the following range of uses:-

- Outdoor sport and recreation.*
- Indoor leisure and entertainment facilities.*
- Hotel-Conference Centre.*
- Exhibition facilities.*
- Heritage/recreation/craft related retailing.*
- Garden Centre.*
- Visitor facilities.*