

Stafford Borough Local Development Scheme 2008



Contents

1 What does the Local Development Scheme (LDS) cover?	4
2 What will the Local Development Scheme do?	6
3 How will the Local Development Scheme be structured?	8
4 Schedule of Proposed Local Development Documents	10
5 The New Development Plan for Stafford Borough	12
Local Development Document Profiles	12
Proposals Map	13
Relationship with the Sustainable Community Strategies	13
6 Overall Programme	14
7 Relationship between Local Development Documents	17
8 Council Procedures	18
9 Risk Assessment	19
10 Evidence Base, Sustainability Appraisal, Strategic Environmental Assessment	20
11 What Monitoring & Review will occur?	21
12 Which Supplementary Planning Guidance (SPG's) will be replaced by Supplementary Planning Documents (SPD's)	22
13 Diagrams showing the Local Development Document (DPD & SPD) Process	23
14 Terminology	25
15 Local Development Document Profiles	27
Supplementary Planning Document Profiles	29
16 Map 1 Stafford Borough	33

Contents

Further Information	34
Appendix i Local Plan Policies	35

1 What does the Local Development Scheme (LDS) cover?

1 What does the Local Development Scheme (LDS) cover?

1.1 The Stafford Borough Local Development Scheme contains the following:

- A schedule and profiles setting out the timetable for proposed Local Development Documents that the Council will prepare in the next three years
- Information about saved elements of the existing Development Plan to be included in the new Local Development Documents
- A chart showing the overall programme sequence for preparing Local Development Documents
- Supporting information about how the Local Development Framework will be structured, the relationship between Local Development Documents, Council Procedures, the Risk Assessment incorporated into the process of preparing the Local Development Framework, the evidence base, Sustainability Appraisal and how the Local Development Scheme will be monitored and reviewed.
- An explanation about how existing Supplementary Planning Guidance will be incorporated into the new Local Development Framework process.

1.2 The new Development Plan for Stafford Borough will be made up of the Regional Spatial Strategy and Development Plan Documents contained within the Stafford Borough Local Development Framework, and Staffordshire County Council's Minerals and Waste Local Development Framework.

1.3 Currently the new Development Plan for Stafford Borough is made up of the Stafford Borough Local Plan 2001, adopted in October 1998, the Staffordshire and Stoke-on-trent Structure Plan 1996 - 2011, adopted in May 2001, the Regional Spatial Strategy, adopted in June 2004, and the Statement of Community Involvement, adopted in July 2006, as part of the Stafford Borough Local Development Framework. The Regional Spatial Strategy is currently going through a process of revision. The Council will consider amendments to the Statement of Community Involvement in light of the Planning Bill in due course.

Table 1 LDF Terminology

Terminology	
LDS	Local Development Scheme
LDF	Local Development Framework
LDD	Local Development Document
DPD	Development Plan Document
SPD	Supplementary Planning Document
SCI	Statement of Community Involvement
AMR	Annual Monitoring Report
SEA / SA	Strategic Environment Assessment / Sustainability Appraisal

What does the Local Development Scheme (LDS) cover? 1

Regional Spatial Strategy

RSS

Planning Policy Statement

PPS

2 What will the Local Development Scheme do?

2 What will the Local Development Scheme do?

2.1 The Stafford Borough Local Development Scheme sets out:

- What Local Development Documents (LDDs), both Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), Stafford Borough Council aims to prepare over the next three years and the timetable for their preparation.
- The policies from the existing Stafford Borough Local Plan 2001 (adopted October 1998) which have been saved and those which have not been extended after September 2007.
- The timetable for the revision of the Statement of Community Involvement (SCI), the production of the Annual Monitoring Report (AMR), the Sustainability Appraisal (SA), including Strategic Environmental Assessment (SEA) Directive requirements, Habitat Regulations Assessment Directive requirements and the Local Development Scheme (LDS) review process.
- An explanation of the relationships between individual LDDs.
- How interested parties and stakeholders will be involved in preparing LDDs, although greater detail is given in the SCI.
- How progress against the LDS will be monitored, and how the LDS will be reviewed.
- The information / evidence base that will underpin the production of LDDs.
- The resources and project management tools required to prepare the Local Development Documents.

2.2 Local Development Documents (LDDs) form the policy content of Local Development Frameworks and are defined as Development Plan Documents (DPDs), which are statutorily tested, and Supplementary Planning Documents (SPDs) which are not statutorily tested. The status of the LDDs, either DPDs or SPDs, is expressed in the Schedule of Proposed LDDs and the individual LDD profiles (Appendix 3). Preparation of Local Development Documents will be integrated with work of the Local Delivery Board as part of the Local Area Agreement to ensure that links are established with the Sustainable Community Strategies for the Stafford Borough area.

2.3 As part of the process for preparing the Local Development Scheme the work programme and timetable, as set out in this document, is key to the effective delivery and implementation of the individual Local Development Documents.

2.4 The timetable for preparing Development Plan Documents (DPDs) needs to include the following key milestones:

- Consulting statutory bodies on the Scope of the Sustainability Appraisal (this stage also represents the commencement of the DPD)
- Publication of the DPD

What will the Local Development Scheme do? 2

- Submission of DPD
- Adoption of the DPD

2.5 The timetable for preparing Supplementary Planning Documents (SPDs), which are not subject to independent examination, will need to include:

- Publication of draft SPD
- Adoption of the SPD by the Council

2.6 Diagrams showing the process for the production of DPDs and SPDs can be found in the Appendices.

2.7 The individual Local Development Documents will also incorporate the processes of Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), where appropriate, as part of the timetable as they are prepared.

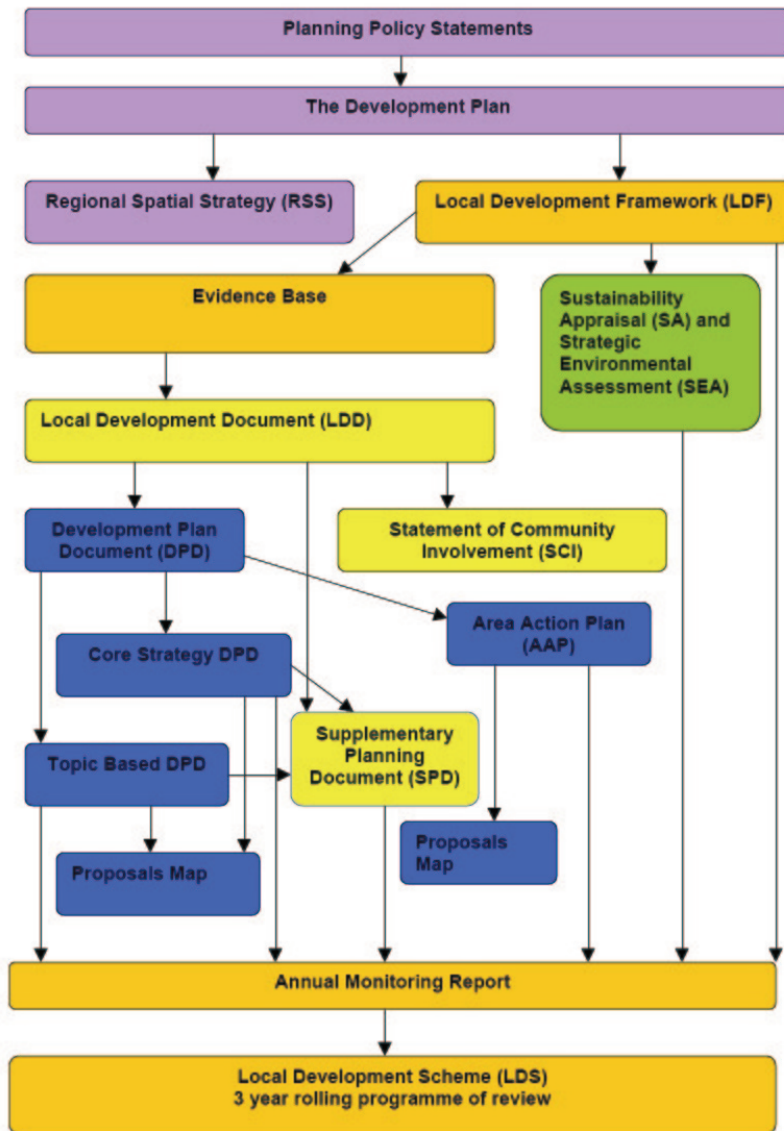
3 How will the Local Development Scheme be structured?

3 How will the Local Development Scheme be structured?

3.1 In general terms the Local Development Framework will:

- Set out the Council's policies and proposals for the development and use of land in Stafford Borough;
- Give local communities and developers a clear idea of what is likely to be acceptable development and what is not;
- Guide decisions on planning applications and appeals which must be made in accordance with the LDF unless other factors indicate otherwise.
- Link to strategies and programmes that exist at the local level, including the Stafford Borough Community Strategy 2008-2020 and the Local Area Agreement and Sustainable Community Strategy for Staffordshire County Council, to assist in the delivery of land use activities.
- Be assessed to determine whether the policies contained within it contribute to Sustainable Development, through a Sustainability Appraisal and a Strategic Environmental Assessment.
- Be monitored to determine the effectiveness of its policies and proposals and assess whether they are meeting targets and milestones.

How will the Local Development Scheme be structured? 3



4 Schedule of Proposed Local Development Documents

4.1 The table below sets out a Schedule for each Local Development Document (LDD) being produced by Stafford Borough Council, including key milestones over the next 3 years, and defines the specific LDD's status within the Local Development Framework process, its position in the chain of conformity and a brief description of the LDD's contents. The Development Management Plan Document may not be pursued if adequate policy coverage is incorporated into the Core Strategy Development Plan Document

Table 2 Schedule

Title	Status	Description	Conformity	Commencement	Publication	Submit	Adoption
Core Strategy	DPD	Sets out the Vision, Strategic Objectives, delivery Strategy, locations for Strategic Development, arrangements for managing and monitoring the delivery	General conformity with the RSS and PPSs.	October 2007	December 2009	April 2010	December 2010
Development Management	DPD	Sets out the policies used to assess planning applications within the Borough.	Conformity with PPSs, RSS and the Core Strategy.	October 2009	December 2010	April 2011	May 2012
Allocations & Site Specific Policies	DPD	Provides detailed policies for each site allocated for development.	Conformity with PPSs, RSS and the Core Strategy.	October 2009	December 2010	April 2011	December 2011

Title	Status	Description	Conformity	Draft	Adoption
Affordable Housing	SPD	Advice for applicants on the type of affordable housing required for particular parts of the District	Conformity with PPSs, RSS and the Stafford Borough Local Plan 2001.	June 2009	January 2010
Extensions to dwellings and	SPD	Advice for applications on the design, layout and landscape of	Conformity with PPSs, RSS and the Stafford	June 2009	January 2010

Schedule of Proposed Local Development Documents 4

Title	Status	Description	Conformity	Draft	Adoption
space about dwellings		new dwellings and extensions to dwellings.	Borough Local Plan 2001.		
Green Infrastructure	SPD	Strategic integration of countryside recreation, landscape character and biodiversity. Advice for applicants on these matters	Conformity with PPSs, RSS and the Core Strategy.	June 2010	February 2011
Developer Contributions	SPD	To provide policy advice and guidance on developer contributions that the Council intends to seek from new developments in the Borough	Conformity with PPSs, RSS and the Core Strategy.	June 2010	February 2011

Note: The publication dates listed above are linked to the Regional Spatial Strategy partial review process. Should a delay take place following submission of the Regional Spatial Strategy through the Examination and the Secretary of State proposed changes process this could lead to difficulties with the Submission of the Development Plan Documents listed above.

5 The New Development Plan for Stafford Borough

5 The New Development Plan for Stafford Borough

Before 28th September 2007

5.1 The Stafford Borough Local Development Documents (LDDs), together with the Regional Spatial Strategy and Staffordshire County Council's Mineral and Waste Local Development Documents, will provide the new planning policy framework for Stafford Borough. Development Plan Documents (DPDs) and the Regional Spatial Strategy will replace the existing Development Plan. Stafford Borough Council's sequential approach for bringing forward Development Plan Documents reflects the principles required by elected Members of the Council and staff resources available for delivering the Stafford Borough Local Development Framework. The existing Development Plan framework for Stafford Borough is made up of the following documents:

- Staffordshire and Stoke-on-Trent Structure Plan 1996-2011
- Stafford Borough Local Plan 2001

5.2 As part of the transitional arrangement for the new planning system the Stafford Borough Local Plan 2001 and the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 were automatically saved for three years from commencement of the Planning and Compulsory Purchase Act 2004. 'Saving' the existing Development Plan framework means that these documents can still be used to determine planning applications and will remain part of the statutory Development Plan until September 2007.

After 28th September 2007

5.3 In August 2006 the Government produced a 'Protocol for requesting extension of saved policies beyond the three year period'. The Council has been asked to provide its intension for which existing adopted policies in the Stafford Borough Local Plan 2001 should be saved beyond September 2007 using this protocol. As of September 2007 the development plan will comprise the Regional Spatial Strategy, Structure and Local Plan policies saved by the Secretary of State and Development Plan Documents. In September 2007 the Secretary of State issued a direction about policies to be saved and not extended. Further information can be found in the Appendices.

Local Development Document Profiles

5.4 The Local Development Document profiles provide a brief summary of each planning document within the new Local Development Framework by setting out their role, geographical coverage, status, timescale for production, links to Sustainability Appraisal / Strategic Environmental Assessment, broad indication of resource requirements and the approach to involving stakeholders and the community. The Local Development Document profiles are set out in Appendix 3 for the first 3 year period.

5.5 It is anticipated that the following SPD's will be produced as part of the first 3 years of the Stafford Borough Local Development Framework:

- Green Infrastructure SPD
- Developer Contributions SPD

The New Development Plan for Stafford Borough 5

- Affordable Housing SPD
- Space about dwellings and extensions to dwellings SPD

5.6 Milestones for the production of the following SPD will be incorporated into the Local Development Scheme in a subsequent review

- Cannock Chase AONB SPD

Proposals Map

5.7 The Proposals Map has Development Plan status. It shows main proposals sites and designations, where locations where specific policies apply. At the same time as the Development Plan Document is adopted, the Proposals Map will be revised to reflect changes resulting from this process. including the production of more detailed inset maps alongside more detailed LDD's.

Relationship with the Sustainable Community Strategies

5.8 Throughout the process of preparing the individual Local Development Documents for the Stafford Borough Local Development Framework integration will be maintained with the Stafford Borough Community Plan 2008-2020, prepared by the Stafford Borough Local Delivery Board, and the Sustainable Strategy for the County and Staffordshire Local Area Agreement, both prepared by the Stoke-on-Trent and Staffordshire Strategic Partnership. The Strategic Partnership and Local Delivery Board will have the opportunity to engage in the preparation of Local Development Documents as well as being provided with information about how specific policies are helping to deliver the objectives and targets in the Sustainable Community Strategies. In addition the Local Delivery Board will oversee the Sustainability Appraisal process of the Local Development Documents.

5.9 Through a representative from the Forward Planning Team preparing the new Local Development Framework being a member of the Local Strategic Partnership a significant amount of collaborative working has already taken place through the survey and evidence gathering stage of the process. Furthermore documents have been prepared with the Local Strategic Partnership identifying the extent to which the new Local Development Framework will be able to deliver the objectives and outputs of the Sustainable Community Strategies for the area.

6 Overall Programme

Key	
	Consultation with statutory bodies on the scope of the SA (commencement of the DPD)
	Core Strategy issues and options continuous consultation
	Publication of DPD
	Submission of DPD
	Adoption of the DPD
	Publication of draft SPD
	Adoption of SPD
→	Production of LDD extends beyond 3 years

Relationship between Local Development Documents 7

7 Relationship between Local Development Documents

7.1 The new Development Plan for Stafford Borough is made up of the Regional Spatial Strategy for the West Midlands, Development Plan Documents within the Staffordshire County Council's Mineral and Waste Local Development Framework and the Stafford Borough Local Development Framework. The Stafford Borough Local Development Framework contains a number of individual Local Development Documents. There are two types of Local Development Documents;

- Development Plan Documents which contain planning policy and are statutorily tested through an independent Examination process
- Supplementary Planning Documents which are non-statutory untested documents.

7.2 The Statement of Community Involvement is also a Local Development Document which has been independently examined and adopted as part of the Stafford Borough Local Development Framework in July 2006. The SCI will be revised and updated following the 3 year programme.

7.3 The Statement of Community Involvement sets out the standards and approach to involving the community and stakeholders in the production of all Local Development Documents within the Local Development Framework as well as planning applications for the Stafford Borough area.

7.4 The Core Strategy Development Plan Document sets out the vision, strategic objectives, and spatial strategy. The Core Strategy is the over-arching policy document to which all the other Development Plan Documents and Supplementary Planning Documents must comply and therefore should be prepared first. The Proposals Map has Development Plan status and illustrates main policies, designations including site and allocation proposals. The Proposals Map will be updated and amended following the adoption of relevant Development Plan Documents.

7.5 The remainder of this section describes the Development Plan Documents (DPD) and Supplementary Planning Documents which must comply with the Core Strategy. There are a number of Local Development Documents which need to be prepared that are closely linked to the Core Strategy Development Plan Document. The Development Management DPD and the Allocations & Site Specific Policies DPD can only be progressed through the Examination process following adoption of the Core Strategy Development Plan Document when the requirements and broad locations for development have been determined. The Development Management Development Plan Document may not be pursued if adequate policy coverage is incorporated into the Core Strategy Development Plan Document.

8 Council Procedures

8 Council Procedures

8.1 Stafford Borough Council has a Cabinet, Scrutiny Committee and Full Council structure. Cabinet will agree proposals for all draft Local Development Documents prepared for consultation purposes.

8.2 Planning and Regeneration Scrutiny Committee will review evidence, lead the consultation process and assess results from the community involvement and consultation stages. They will then make recommendations to Cabinet for pre-submission elements of the new Local Development Framework.

8.3 Full Council will approve the submission and adoption of the finalised policy documents within the Local Development Framework based on recommendations from Cabinet which will take account of the views of Planning and Regeneration Scrutiny Committee.

8.4 The Council procedures comply with the Local Authorities (Functions and Responsibilities) (England) (Amendment No.2) Regulations 2004 and the New Council's Constitution Guidance Pack (DETR, October 2000) derived from the Local Government Act 2000.

9 Risk Assessment

9.1 In preparing the Local Development Scheme it is important to acknowledge that the work programme has been established on the existing maximum resource capacity contained within the Forward Planning Team. This resource capacity is 3.5 - 4 Full Time Employees equivalent including time from the Forward Planning Manager, the Principal Planning Officer, 3 Planning Officers and a GIS and Information Officer. The work programme is being managed through the PRINCE2 process and the Local Development Framework Project Board.

9.2 The principle 'risk' for the process would be a delay occurring in the preparation through to adoption of individual Local Development Documents and therefore the wider Local Development Framework which would require a contingency plan to be prepared and the Local Development Scheme being revised. The main areas of risk, which may lead to a delay in the implementation of the work programme, are as follows:

- Staff turnover, recruitment difficulties and sickness absences leading to inadequate skill base
- Political changes, procedural delays or failure to meet Council dates
- Unanticipated delays in external events such as resource capacity of the Planning Inspectorate (PINs) for the Examination process or failure to deliver robust arrangements for this process
- Failure of key partners and other agencies to deliver evidence on time and make responses to key elements of the process
- Non-conformity and failure in the tests of 'soundness' for DPDs
- Programme amendments and procedural slippage due to poor project management or inadequate resources identified to secure delivery
- Changes in Government legislation, regulations & policy
- Unanticipated scale and nature of consultation responses received including new evidence submitted unexpectedly
- Progress of the Regional Spatial Strategy partial review process

10 Evidence Base, Sustainability Appraisal, Strategic Environmental Assessment

10 Evidence Base, Sustainability Appraisal, Strategic Environmental Assessment

10.1 The Local Development Documents (LDDs) will establish the Council's planning policies. However, in preparing these Local Development Documents, a range of background work has been prepared and collated which needs to be taken account of. This work will be published in the form of the individual reports and associated papers. Each report will be made available at the same time or in advance of particular LDDs to set the context for the policy content.

10.2 Whilst a number of current background documents have been listed, it should be noted that the Council may well publish others in the course of preparing LDDs to improve upon the robust and credible evidence base for the LDF. Such amendments will be listed in LDS review documents. Background and technical studies forming part of the evidence base include:

- Planning Policy Guidance Note 17 (PPG17) 'Planning for Open Space, Sport and Recreation' Assessment
- Annual Monitoring Reports
- The Housing Monitor: Land for New Homes
- Employment Land Review
- Settlement Assessment of Services and Facilities
- North Housing Market Area Gypsy and Traveller Accommodation Needs Assessment
- Strategic Housing Land Availability Assessment (SHLAA)
- Housing Market Areas Assessment
- The Strategic Flood Risk Assessment (SFRA)
- Nature Conservation Assessment
- Historic Landscape and Characterisation Assessment
- Traffic Study for Stafford Urban Area
- Landscape and Countryside Character Assessment
- Habitats Regulations Assessment (Appropriate Assessment)
- Key Stakeholder Discussions
- Assessment of Stafford and Stone Facilities

10.3 In accordance with Section 39 of the Planning and Compulsory Purchase Act 2004 and Government guidance detailed in the consultation document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' (September 2004) the production and consultation of Local Development Documents will incorporate the Sustainability Appraisal process. The requirements detailed in the Strategic Environmental Assessment Directive will be incorporated into the Sustainability Appraisal process and apply to the preparation of Development Plan Documents. Whilst the requirements for the Habitats Regulations Assessment Directive will be dealt with separately, the Sustainability Appraisal will draw on its findings.

What Monitoring & Review will occur? 11

11 What Monitoring & Review will occur?

11.1 The Government requires that the Local Development Scheme (LDS) is reviewed when necessary and kept up to date by taking account of progress on the programme and monitoring of the evidence base and adopted policies. However there may be the need to review the LDS more frequently if unforeseen changes occur to the Local Development Framework programme.

11.2 The LDS will be reviewed through the Annual Monitoring Report (AMR), which monitors policies from the beginning of April to the end of March. The AMR will be submitted to the Secretary of State before 31st December each year and published following submission.

11.3 The AMR will review actual plan progress over the year compared to the targets and milestones for Local Development Document (LDD) preparation set out in the LDS. It will assess:

- whether Stafford Borough Council is meeting, or is on track to meet, the targets and consultation milestones set out in the LDDs;
- if the Council is falling behind schedule or has failed to meet a target or milestone, the reasons for this;
- the need to update the LDS in light of the above, and if so, the necessary steps and timetable;
- whether any policies need to be replaced to meet sustainable development objectives; and
- what action needs to be taken if policies need to be replaced.

12 Which Supplementary Planning Guidance (SPG's) will be replaced by Supplementary Planning Documents (SPD's)

12 Which Supplementary Planning Guidance (SPG's) will be replaced by Supplementary Planning Documents (SPD's)

12.1 Supplementary Planning Guidance can not be saved under the new system but may be replaced by new Local Development Documents. For information Supplementary Planning Guidance will remain if the Local Plan policy to which it supplements is saved by the Secretary of State after 28th September 2007. Supplementary Planning Guidance (SPG) include the following:

Stafford Borough SPG

- New & Old Shop Fronts
- Space about Dwellings
- Extensions to Dwellings
- Land off Newport Road
- Land off Tipping Street

Staffordshire County SPG

- Planning for Landscape Change
- Affordable Housing
- Planning for Heavy Commercial Vehicles

12.2 All of the SPG's listed above, with the exception of Staffordshire County Affordable Housing SPG, have been extended until a DPD or Supplementary Planning Guidance (SPG) is in place. Supplementary Planning Documents (SPDs) or Development Plan Documents (DPDs) which will replace SPG include the following:

Stafford Borough SPG

- New & Old Shop Fronts – part of the Development Management DPD
- Space about Dwellings – part of new SPD
- Extensions to Dwellings – part of new SPD

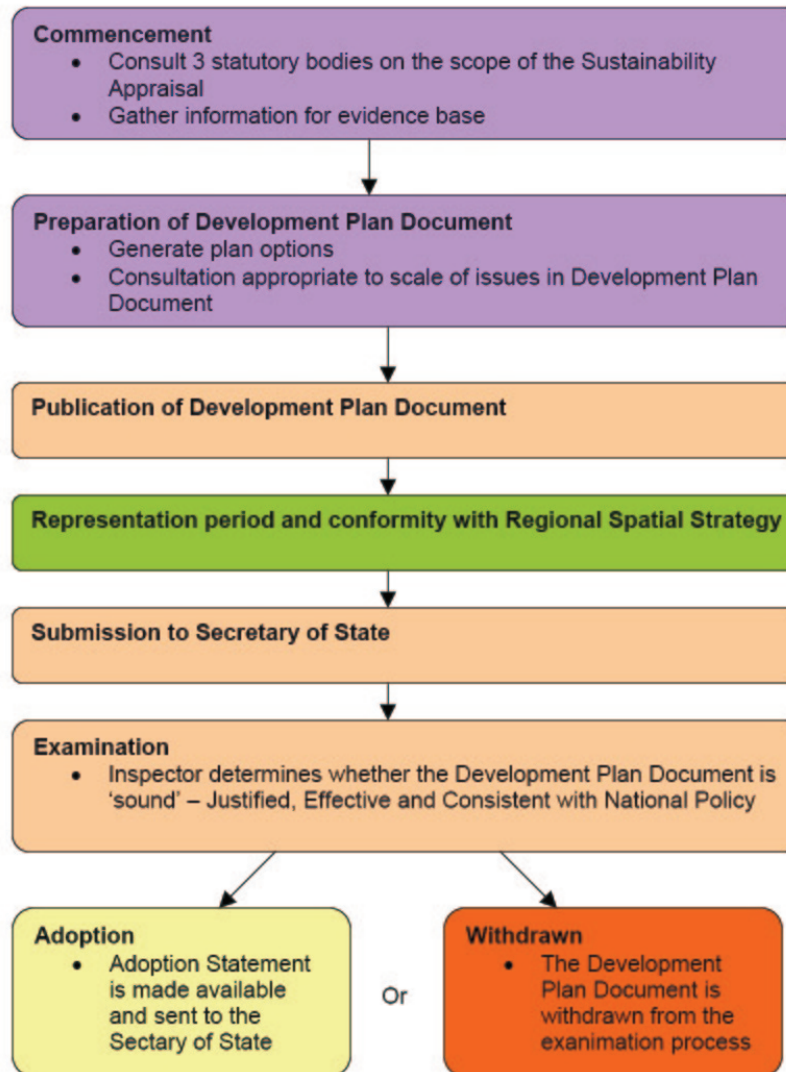
Staffordshire County SPG

- Planning for Landscape Change – part of new SPD
- Affordable Housing – part of new SPD

Diagrams showing the Local Development Document (DPD & SPD) Process 13

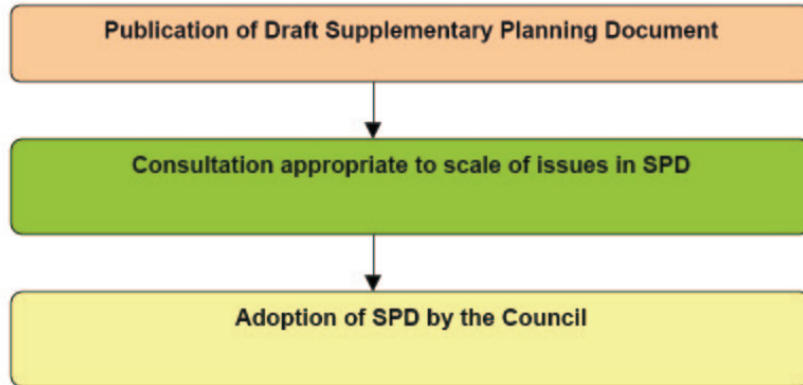
13 Diagrams showing the Local Development Document (DPD & SPD) Process

DPD process



13 Diagrams showing the Local Development Document (DPD & SPD) Process

SPD Process



Terminology 14

14 Terminology

Local Development Framework (LDF)	The LDF will contain a portfolio of Local Development Documents (LDDs) which will provide Stafford Borough Council's policies for meeting the community's economic, environmental and social aims for the future of the area, where this effects the development and use of land.
Local Development Documents (LDDs)	There are two types of LDD: <ul style="list-style-type: none"> • Development Plan Documents (DPDs) • Supplementary Planning Documents (SPDs)
Development Plan Documents (DPDs)	The DPDs are prepared by Stafford Borough Council they must contain the following components: <ul style="list-style-type: none"> • Core Strategy; • Site allocations; and • Proposals map <p>And they may contain:</p> <ul style="list-style-type: none"> • Area Action Plans; and • General policies for the control of development. <p>All DPDs will be subject to Sustainability Appraisal (SA), Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (otherwise known as Appropriate Assessment)</p>
Supplementary Planning Documents (SPDs)	SPDs are not subject to independent examination but the matters covered must be directly related to policy in the DPDs. All SPDs will be subject to Sustainability Appraisal (SA)
Core Strategy	The Core Strategy will set out the vision for the Local Planning Authority area and the primary policies for meeting that vision together with housing and employment provisions in accordance with the Regional Spatial Strategy (RSS).
Site Allocations	Site allocations are the sites which are proposed for development to meet Stafford Borough Council's Core Strategy.
Proposals Map	The Proposals Map will illustrate on an Ordnance Survey map policy designations, including strategic sites, other allocations and Area Action Plans in the Local Development Framework.
Area Acton Plans	Area Action Plans may be used to provide a planning framework for areas of change and areas of conservation.
General Policies for control of development	These will cover, among other things, the protection of the natural, visual and residential environment, they will not repeat national policies, as set out in Planning Policy Statements (PPSs).

14 Terminology

Local Development Scheme (LDS)	The LDS will set out what DPDs and SPDs Stafford Borough Council propose to prepare over the three year period and the timetable for their production. It will also set out the policies that Stafford Borough Council wish to save from the current Development Plan and the timetable for the preparation of the Statement of Community Involvement.
Statement of Community Involvement (SCI)	The SCI will set out how Stafford Borough Council intends to achieve continuous community involvement in the preparation of LDDs in their area.
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) seek to inform decision-making by providing information on the potential implications of policies.
Independent Examination	All DPDs will be subject to independent examination by a person (the Inspector) appointed by the Secretary of State. The purpose of the plan is to determine the 'soundness' of the plan. Following the examination the Inspector will produce a report which will be binding on the Local Planning Authority (LPA).
Annual Monitoring Report (AMR)	LPA will have to produce an Annual Monitoring Report (AMR) which will show how the authority is performing against all relevant targets. The report will be published by the LPA so that those with an interest in the area can see what changes the LPA may need to make to their LDF.

Local Development Document Profiles 15

15 Local Development Document Profiles

Profile	Core Strategy
Role	To set out the Vision, Objectives, Core Policies and Sustainable Development Statement for the spatial development of the area.
Geographical Area	The Borough of Stafford
Status	DPD
Chain of Conformity	Conformity with the PPG / PPS and RSS, the Council Priorities – Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our Community.
Timetable	
Commencement of the preparation process	October 2007
Publication of the Core Strategy	December 2009
Submission of Core Strategy	April 2010
Adoption	December 2010
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Produced by	Planning & Engineering Services of Stafford Borough Council (Forward Planning & Development Control)
Resource Requirement	Provided by the Forward Planning Section in liaison with the Chief Executive's Department
Community Involvement	Community have been involved in the evidence gathering and initial DPD consultation.
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the Development Plan Document. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

Profile	Development Management
Role	To set out the planning policies used to assess and promote development within the Borough.
Geographical Area	The Borough of Stafford
Status	DPD

15 Local Development Document Profiles

Profile	Development Management
Chain of Conformity	Conformity with the PPG / PPS and RSS, the Core Strategy and Council Priorities – Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our Community.
Timetable	
Commencement of the preparation process	October 2009
Publication of the DPD	December 2010
Submission of DPD	April 2011
Adoption	May 2012
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Produced by	Planning & Engineering Services of Stafford Borough Council (Forward Planning & Development Control)
Resource Requirement	Provided by the Forward Planning Section in liaison with other key Council Sections
Community Involvement	Community have been involved in the evidence gathering and initial DPD consultation.
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the Development Plan Document. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

Profile	Sites and Allocations
Role	To provide detailed policies for each of the sites allocated for development.
Geographical Area	The Borough of Stafford (Appendix 4: Map 1)
Status	DPD
Chain of Conformity	Conformity with the PPG / PPS and RSS, the Core Strategy and Council Priorities – Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our Community.
Timetable	
Commencement of the preparation process	October 2009
Publication of the DPD	December 2010

Local Development Document Profiles 15

Profile	Sites and Allocations
Submission of the DPD	April 2011
Adoption	December 2011
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Produced by	Planning & Engineering Services of Stafford Borough Council (Forward Planning & Development Control)
Resource Requirement	Provided by the Forward Planning Section in partnership with the Economic Development Unit
Community Involvement	Community have been involved in the evidence gathering and initial DPD consultation.
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the Development Plan Document. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

Supplementary Planning Document Profiles

Affordable Housing	
Role	Advice for applicants on the type of affordable housing required for the Borough
Geographical Area	The Borough of Stafford
Status	SPD
Chain of Conformity	Conformity with the PPS and RSS, existing Local Plan 2001 policies HOU17, HOU18 and HOU19 and Council Priorities - Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our community.
Timetable	
Publication of Draft SPD	June 2009
Adoption of SPD	January 2010
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Produced by	Planning & Engineering Services of Stafford Borough Council (Forward Planning & Development Control)

15 Local Development Document Profiles

Affordable Housing	
Resource Requirement	Provided by the Forward Planning Section in liaison with other key Council Sections
Community Involvement	Community to be involved in the evidence gathering and draft SPD consultation
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the SPD. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

Extensions to dwellings and space about dwellings	
Role	Advice for applications on the design, layout and landscape of new dwellings and extensions to dwellings.
Geographical Area	The Borough of Stafford
Status	SPD
Chain of Conformity	Conformity with the PPS and RSS, existing Local Plan 2001 policies E & D 1 General Requirements and HOU 13 and HOU 14 and Council Priorities - Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our community.
Timetable	
Publication of Draft SPD	June 2009
Adoption of SPD	January 2010
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Produced by	Planning & Engineering Services of Stafford Borough Council (Forward Planning & Development Control)
Resource Requirement	Provided by the Forward Planning Section in liaison with other key Council Sections
Community Involvement	Community to be involved in the evidence gathering and draft SPD consultation
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the SPD. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

Local Development Document Profiles 15

Green Infrastructure	
Role	Strategic integration of countryside recreation, landscape character and biodiversity. Advice for applicants on these matters
Geographical Area	The Borough of Stafford
Status	SPD
Chain of Conformity	Conformity with the PPS and RSS, the Core Strategy and Council Priorities - Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our community.
Timetable	
Publication of Draft SPD	June 2010
Adoption of SPD	February 2011
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Resource Requirement	Provided by the Forward Planning Section in liaison with other key Council Sections
Community Involvement	Community to be involved in the evidence gathering and draft SPD consultation
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the SPD. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

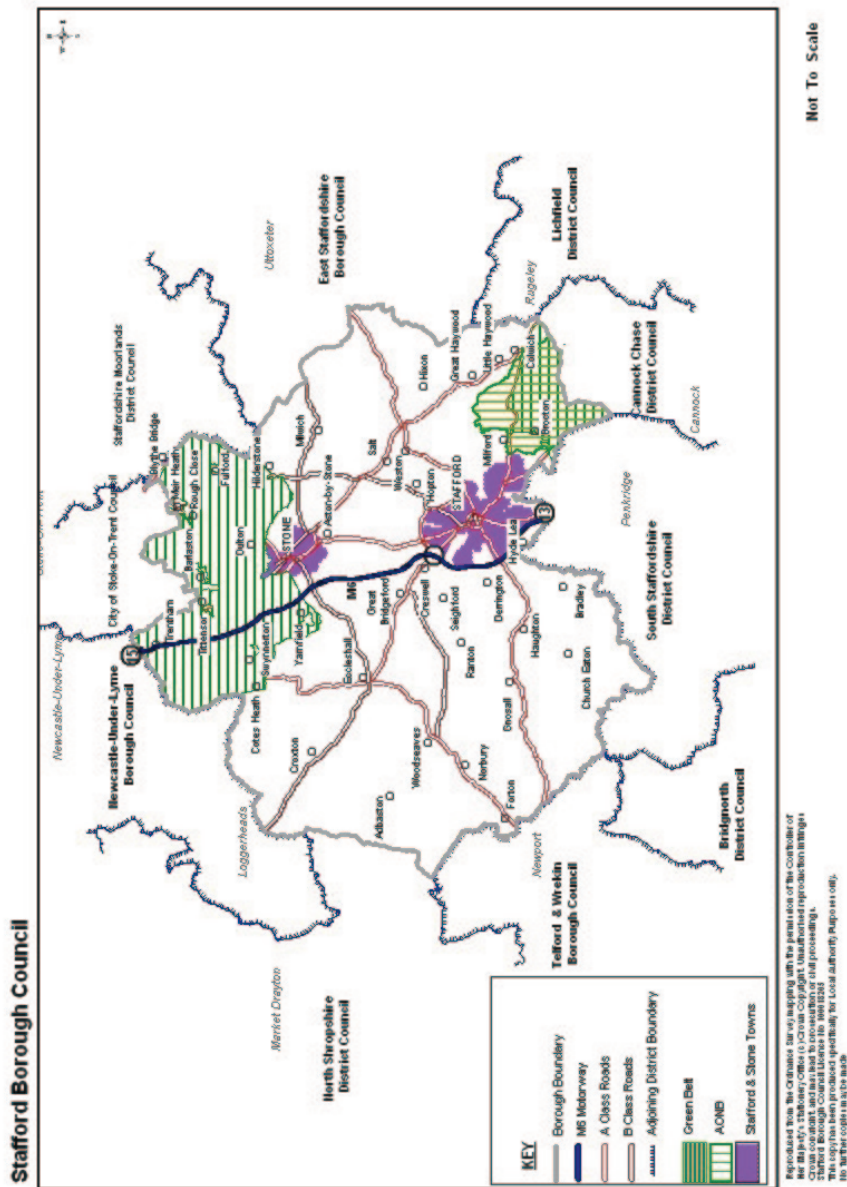
Developer Contributions	
Role	To provide policy advice and guidance on developer contributions that the Council intends to seek from new developments in the Borough
Geographical Area	The Borough of Stafford
Status	SPD
Chain of Conformity	Conformity with the PPS and RSS, the Core Strategy and Council Priorities - Prosperity, Community Safety, Health and Wellbeing and leading and delivery for our community.
Timetable	

15 Local Development Document Profiles

Developer Contributions	
Publication of Draft SPD	June 2010
Adoption of SPD	February 2011
Post Production	Review within 3 years subject to changes in national or regional policy and local circumstances
Resource Requirement	Provided by the Forward Planning Section in liaison with other key Council Sections
Community Involvement	Community to be involved in the evidence gathering and draft SPD consultation
Sustainability Appraisal / Strategic Environmental Assessment	Simultaneous consultation with the SPD. To be assessed through the Sustainability Appraisal process incorporating Strategic Environmental Assessment requirements.

16 Map 1 Stafford Borough Council

Map 1 Stafford Borough 16



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Further Information

Further Information

For further information please contact the Forward Planning team on 01785 619538 or visit the [website](#)

Local Plan Policies i

Appendix i Local Plan Policies

Following the Secretary of States Direction letter, received September 2007 regarding which policies in the Stafford Borough Local Plan 2001 would expire after September 2007 the following tables lists those policies that have and have not been extended.

Table 3 Policies not extended beyond September 2007

Policy Ref	Reason	Decision
E&D56 Renewable Energy	The policy is more restrictive than PPS22	Not Extended
E&D57 Telecommunications	The policy is inconsistent with PPG8	Not Extended
HOU21 Provision of Accommodation for Gypsies	The policy is more restrictive than Circular 01/2006: Planning for Gypsy and Caravan Sites	Not Extended
SHO12 Queensville and Greyfriars Retail Warehouse Parks.	The policy is inconsistent with PPS6 on 'out of centre' development	Not Extended
SHO13 Retail Warehouse Parks Control of Goods Sold	The policy is directly linked to policy SHO 12 which is not being saved	Not Extended
SHO14 Durable Goods Retailing General	The policy is inconsistent with PPS6	Not Extended

Table 4 Policies not to be continued after September 2007

Policy Number	Policy Name
E & D 6	Assessing Environmental Impact – Information Requirements
E & D 32	Development Proposals in Special Landscape Areas
E & D 41	Protected Species
E & D 46	Forestry Proposals
E & D 49	New Tree and Shrub Planting Proposals
HP 1	Residential Development of Land at Former British Reinforced Concrete Works, Silkmore Lane
HP 2	Residential Development of Land at North Baswich, Stafford
HP 4	Residential Development of Land at Burton Bank Lane, Stafford
HP 8	Residential Development of Land Adjacent to 87 Queensville, Stafford
HP 10	Residential Development of Land at baswich East of Stockton Land and North of Milford Road, Stafford
HP 14	Residential Development of Land at Whitebridge Lane, Stone
HP 16	Residential Development of Land South of Common Lane, Stone
HP 18	Residential Development of Land West of Adamthwaite Drive, Blythe Bridge
HP 22	Residential Development of Land to the West of Church Lane, Hixon, Stafford
SHO 6	Definition of Core Primary Frontages: Stafford
SHO 7	Definition of Primary Shopping Frontages: Stafford
SHO 8	Definition of Secondary Shopping Frontages: Stafford

i Local Plan Policies

Policy Number	Policy Name
SHO 9	Definition of Primary Shopping Frontages: Stone
SHO 10	Definition of Secondary Shopping Frontages: Stone
RET 1	Retail Development of Land at Queensway/Lammascote Road, Stafford
RET 2	Retail development of Land at Staffordshire General Infirmary, Stafford
MV 13	Motorway Service Areas

Table 5 Policies extended beyond September 2007

Policy Number	Policy Name
INT1	Planning Obligations
E&D1	General Requirements
E&D2	Consideration of Landscape or Townscape Setting
E&D3	Disabled Access Requirements of New Development
E&D4	Sewage, Effluent and Surface Water
E&D5	Noise Attenuation Requirements
E&D7	Development in Open Countryside
E&D8	Loss of High Quality Agricultural Land
E&D9	New Buildings in the Open Countryside
E&D10	Inappropriate Development in the Green Belt
E&D11	Re-use of Buildings in the Green Belt
E&D12	Infill Development of Major Developed Sites
E&D13	Redevelopment of Major Developed Sites in the Green Belt
E&D14	Minor Infill Development within Settlements
E&D15	Agricultural and Forestry Buildings
E&D16	Agricultural Diversification
E&D17	Adaptation or Re-use of Existing Rural Buildings
E&D18	Development Likely to Affect Conservation Areas
E&D19	Accommodating New Development within Conservation Areas
E&D20	Demolition of Buildings in Conservation Areas
E&D21	Advertisements in Conservation Areas
E&D22	Proposals for Blinds, Canopies and Shutters
E&D23	Development Proposals Affecting Listed Buildings
E&D24	Demolition / Partial Demolition of Listed Buildings
E&D25	Proposals to Convert or Extend a Listed Building
E&D26	Protected Open Space
E&D27	Green Network
E&D28	Landscape Conservation
E&D29	Areas of Designated Landscape Value
E&D30	Mitigation of Impact on the Landscape
E&D31	Cannock Chase AONB.
E&D33	Preservation of Archaeological Remains
E&D34	Archaeological Evaluations
E&D35	Historic Parks and Gardens

Local Plan Policies i

Policy Number	Policy Name
E&D36	Nature Conservation: General Requirements in Consideration of Planning Applications
E&D37	Nature Conservation: Nature Conservation: Sites of International Importance
E&D38	Nature Conservation: Sites of National Importance
E&D39	Nature Conservation: Sites of Regional / Local Importance
E&D40	Mitigation and Amelioration of Impact on Sites of Nature
E&D42	Tree Preservation Orders
E&D43	Trees in Conservation Areas
E&D44	Development Affecting Trees and Hedgerows
E&D45	Protection of Ancient Woodlands
E&D47	The Submission of Landscaping Schemes
E&D48	Landscape Proposals Submitted with Planning Applications
E&D50	Land Drainage and Flooding Considerations
E&D51	Ground Water Resources
E&D52	Development and Water-Based Environments
E&D53	Protected Water Resources
E&D54	Re-use of Vacant Land and Buildings
E&D55	Development on Contaminated Land
HOU1	Development in Existing Residential Areas
HOU2	Development within Residential Development Boundaries (RDBs)
HOU3	Residential Development Outside RDBs
HOU4	Agricultural and Forestry Workers Dwellings
HOU5	Residential Development: Layout and Design
HOU6	Defining Private and Public Areas
HOU7	Public Open Space Requirements for New Residential Development
HOU8	Loss of Open Spaces within Residential Areas
HOU9	Commuted Sums for Open Space Provision
HOU10	Subdivision of Existing Residential Property
HOU11	Replacement Dwellings
HOU12	Abandonment of Residential Use
HOU13	Extension to Dwellings
HOU14	Extension to Dwellings Outside Residential Development Boundaries
HOU15	Structures Treated as Extensions
HOU16	Extensions to the Curtilage of a Dwelling
HOU17	Provision of Affordable Housing
HOU18	Subsidised Affordable Housing
HOU19	Affordable Housing on Exceptions Sites
HOU20	The Needs of the Elderly and the Disabled
HP3	Residential Development of Land at Rickerscote, Stafford
HP9	Residential Development of Land at South of Doxey Road, Stafford
HP11	Residential Development of Land North of Tixall Road, Stafford
HP12	Residential Development of Land North of Falmouth Avenue, Baswich, Stafford
HP13	Residential Development of Land East of Stone Road and North of Beaconside, Stafford

i Local Plan Policies

Policy Number	Policy Name
HP17	Residential Development of Land North West of Trent Road, Stone
EMP1	Protection of Employment Land
EMP2	Development within Recognised Industrial Estates
EMP 3	Expansion of Existing Industrial Uses
EMP 4	Potential 'Nuisance' Industrial Activities
EMP 5	Office Development
EMP 6	B1 Uses in Primarily Residential Areas
EMP 7	Re-use of Existing Buildings
EMP 8	Parking and Manoeuvring Facilities
EMP 9	Design and Landscaping
EMP 10	Implementation of Landscaping Schemes
EMP 11	Future Employment Land Provision
EP1	Employment Development of Land to East of Marston Brook, Stafford
EP2	Employment Development of Land at Creswell, Stafford
EP3	Employment Development of Land to the West of Stone Business Park
ERS1	Former Defence Research Agency Site, Cold Meece
ERS2	P and EE Cold Meece
SHO1	Retail Proposals General Requirements
SHO 2	Core Primary and Primary Retail Frontages
SHO 3	Secondary Retail Frontages
SHO 4	Vacant and Upper Floors
SHO 5	Class A3 Uses
SHO 11	Large Convenience Stores
SHO 15	Small Scale Retail Development
SHO 16	Design Consideration for New Retail Development
RLT1	Protection of Land with Recreation Value
RLT 2	Loss of Playing Fields and Sports Pitches
RLT 3	Allotments Gardens
RLT 4	Recreation and Tourist Facilities in the Countryside
RLT 5	Ancillary Development Associated with Recreational Uses
RLT 6	Golf Related Development
RLT 7	Rights of Way and Equestrian Development
RLT 8	Water Based Recreation
RLT 9	Canal Related Development
RLT 10	Recreational Activities Causing Noise or Other Nuisance
RLT 11	Areas of High Scenic Quality
RLT 12	Development Affecting Public Rights of Way
RLT 13	Development of Tourist and Visitor Attractions
RLT 14	Hotels and Guest Houses
RLT 15	Extensions to Existing Visitor Accommodation
RLT 16	Touring Caravan and Camping Sites
RLT 17	Holiday Chalets and Static Caravans
RLT 18	Self Catering Holiday Accommodation
RLT 19	Accommodating New Development at Trentham Gardens Estate

Local Plan Policies i

Policy Number	Policy Name
RLT 20	Appropriate Infill Uses at Trentham Gardens Estate
T 1	Trent and Mersey Canal Policy Area, Stone
T 2	Hotel Development: Land at Creswell, Stafford
MV1	Taxis and Private Hire Vehicles
MV 2	The Introduction of Traffic Calming Measures
MV 3	Site Specific Proposals
MV 4	Cycle Routes and Cycle Parking
MV 5	Public Transport: Access for the Disabled
MV 6	Traffic Management and the Disabled
MV 7	Proposed New Roads
MV 8	Protected Routes
MV 9	New and improved Highway Schemes
MV 10	Land Development Requirements
MV 11	Parking Requirements for Town and Settlement Centres
MV 12	Parking Requirements in Other Locations