



Stafford Borough
Local Development
Framework



Delivering the Plan for Stafford Borough Issues and Options



Planning and
Engineering
Services

Telephone 01785 619 000
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www.staffordbc.gov.uk/options

What is the 'Plan for Stafford Borough'?

Delivering the Plan for Stafford Borough - Issues & Options is part of the consultation process for preparing the new Plan for our area, called the Stafford Borough **Local Development Framework**. The Local Development Framework will replace the existing Stafford Borough Local Plan.

Delivering the Plan for Stafford Borough - issues & options document includes:

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

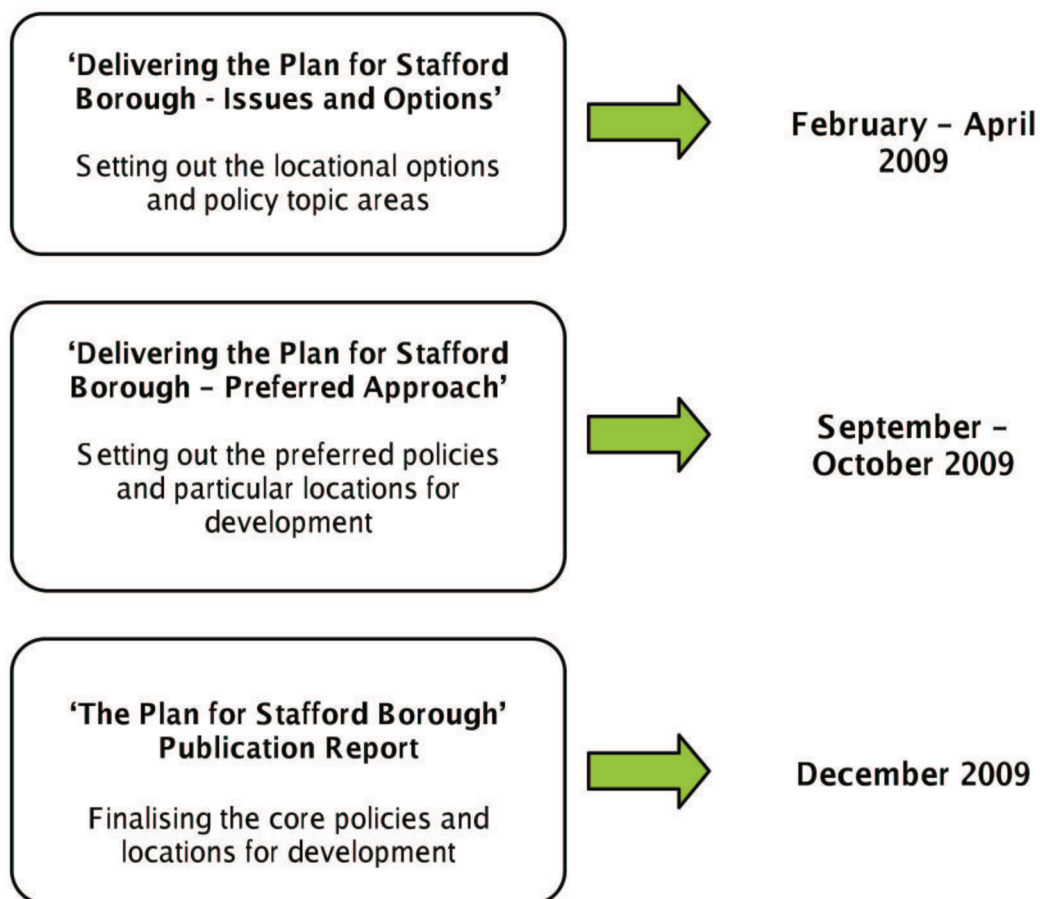
Key Aims & Objectives - explaining what we should be aiming to achieve in particular areas to deliver the Vision

Development Strategy, Options & Potential Locations - setting out what development is required in different parts of the Borough

Core Policy matters - detailing what policy matters may be used when determining planning applications

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

Timetable for the development strategy



Seeking Your Views

In preparing the Delivering the Plan for Stafford Borough - issues & options document a wide range of evidence, technical studies and previous consultations have been taken into account.

We are now seeking your views on a range of issues and options for future development, including potential locations for future development. Please refer to the section at the back of this summary detailing how to respond.

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

Issues for Stafford Borough

Many issues have been raised through previous consultations including:

- The potential loss of employment in the Borough

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

Challenges for Stafford Borough

The Scale of New Development

For the period 2006 – 2026 the following new development needs to be built in the area although these figures, particularly for housing, could increase:

- 10,300 new houses in Stafford Borough (an annual rate of 515) of which 7,000 new houses to be in Stafford (an annual rate of 350)
- 120 hectares of new employment land with a continuous five year supply being available of 40 hectares (annual rate = 8 hectares)
- 30,000 square metres of new retail space by 2021 with a further 20,000 square metres beyond 2021, the majority being in Stafford
- 45,000 square metres of new offices in Stafford

How much development is this?

- For example 10,300 new houses is more than the number of homes in the market town of Stone
- There are 400 houses on the Castlefields estate near Stafford Castle
- More than 130 football pitches worth of retail and employment development

Vision - What should Stafford Borough look like by 2026?

The following Vision is proposed for Stafford Borough:

*“By 2026 **Stafford Borough** will have retained and enhanced its high quality unique character made up of the County Town of Stafford, the market town of Stone and extensive rural area containing smaller towns and historic*

villages whilst providing development to meet the local needs of all communities in the area including affordable and quality housing.

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

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

Stone will have high quality residential developments supporting first class business development as well as an increasing number of retirement complexes making provision for an ageing population whilst not undermining the local character of the town with its canal side vistas and vibrant local economy and community activities.

The larger villages of **Eccleshall, Gnosall, Hixon, Great Haywood and Little Haywood** will have expanded their services and facilities to sustain the surrounding rural areas as well as provided high quality housing for local people, supported by local employment opportunities.

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

The **Cannock Chase Area of Outstanding Natural Beauty** and the **Green Belt** areas within Stafford Borough will not have had any significant development affecting their local character or openness".

Development Strategy Scenarios

Minimum Growth Scenario

Based on 10,100 new homes & 120 hectares of employment land

New Houses

Stafford 7,000

Stone 1,000 - 2,000

Eccleshall, Hixon,
Gnosall, Great & Little
Haywood 700 - 1,600

Haughton, Weston and
Woodseaves 100 - 300

Yarnfield and Tittensor
250 - 300

Remaining villages
100 - 300

Employment Land

Stafford 50 - 80
hectares

Stone 10 - 20 hectares

Recognised Industrial
Estates at Hixon,
Raleigh Hall and
Ladfordfields
10 - 20 hectares

Higher Growth Scenario

Based on 12,100 new homes & 120 hectares of employment land

New Houses

Stafford 8,000 – 9,000

Stone 1,000 – 2,750

Eccleshall, Hixon,
Gnosall, Great & Little
Haywood 700 – 1,750

Haughton, Weston and
Woodseaves 100 - 350

Yarnfield and Tittensor
250 – 300

Remaining villages
100 - 350

Employment Land

Stafford 50 – 80 hectares

Stone 10 – 20 hectares

Recognised Industrial
Estates at Hixon, Raleigh
Hall and Ladfordfields
10 - 20 hectares

Why do we need to consider Two Growth Scenarios?

It is important we consider Two Growth Scenarios, as the number of houses Stafford Borough needs to plan for could increase and it is for this reason that a wide range of options and locations are being considered.

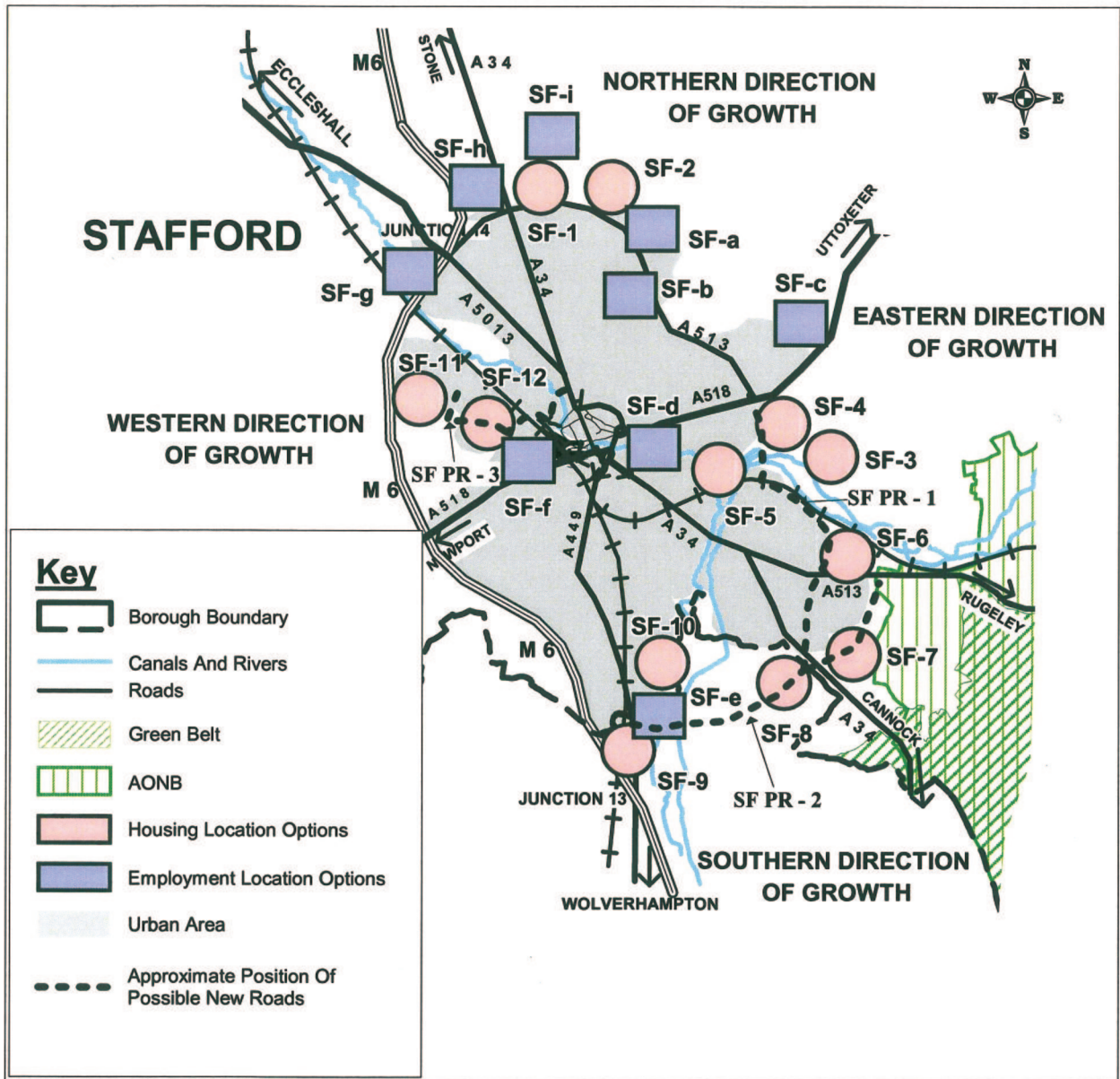
Please remember.....

More locations have been identified than will actually be needed. We are seeking your comments on which locations are most appropriate.

Stafford Options

The diagram below shows a large range of possible options for both employment and housing development around Stafford Town. Each of the growth options outlined in the diagram will require adjustment of the current Residential Development Boundary. There are four possible directions of growth for future housing and employment provision:

- The northern direction for possible growth (housing locations **SF-1**, **SF-2** and employment locations **SF-a**, **SF-g**, **SF-h**, and **SF-i**) may require new gas infrastructure to deliver employment and measures would also be required to alleviate flooding associated with Sandyford Brook.
- The southern direction for possible growth (housing locations **SF-6**, **SF-7**, **SF-8**, **SF-9** and **SF-10** and employment location **SF-e**) may require a possible new route between A449 and A513 (**SFPR-2**). Land South of Stafford (housing location **SF-8**) is located in South Staffordshire District. This area is adjacent to the Green Belt and to the Cannock Chase Area of Outstanding Natural Beauty.
- The eastern direction for possible growth (housing locations **SF-3**, **SF-4** and **SF-5** and employment locations **SF-c** and **SF-d**) may require a possible new route between Milford Road A513 and Weston Road A518 (**SFPR-1**).
- The western direction for possible growth (housing locations **SF-11** and **SF-12** and employment location **SF-f**) may require the Stafford Western access road (**SFPR-3**) between Foregate Street A34 and Doxey Road.

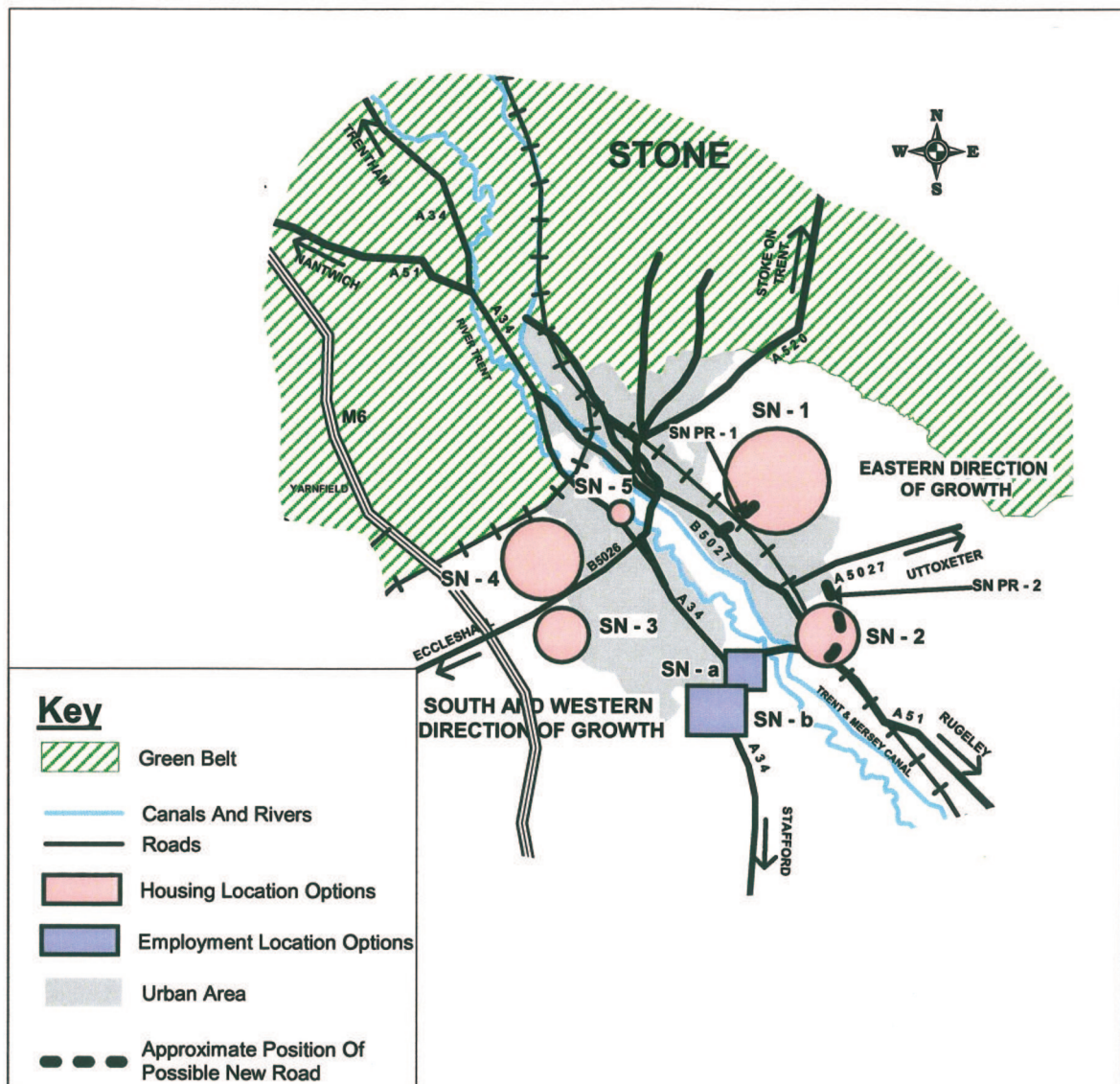


Stone Options

The diagram shows a range of possible options for both employment and housing development around Stone. Each of the growth options outlined in the diagram will require adjustment of the current Residential Development Boundary. Land to the north of Stone is designated as Green Belt. There are two possible directions of growth for housing and one possible direction for future employment provision in Stone.

- The eastern direction for possible growth (SN-1).
- The southern and western direction (housing locations SN-3, SN-4, SN-5 and employment locations SN-a and SN-b)

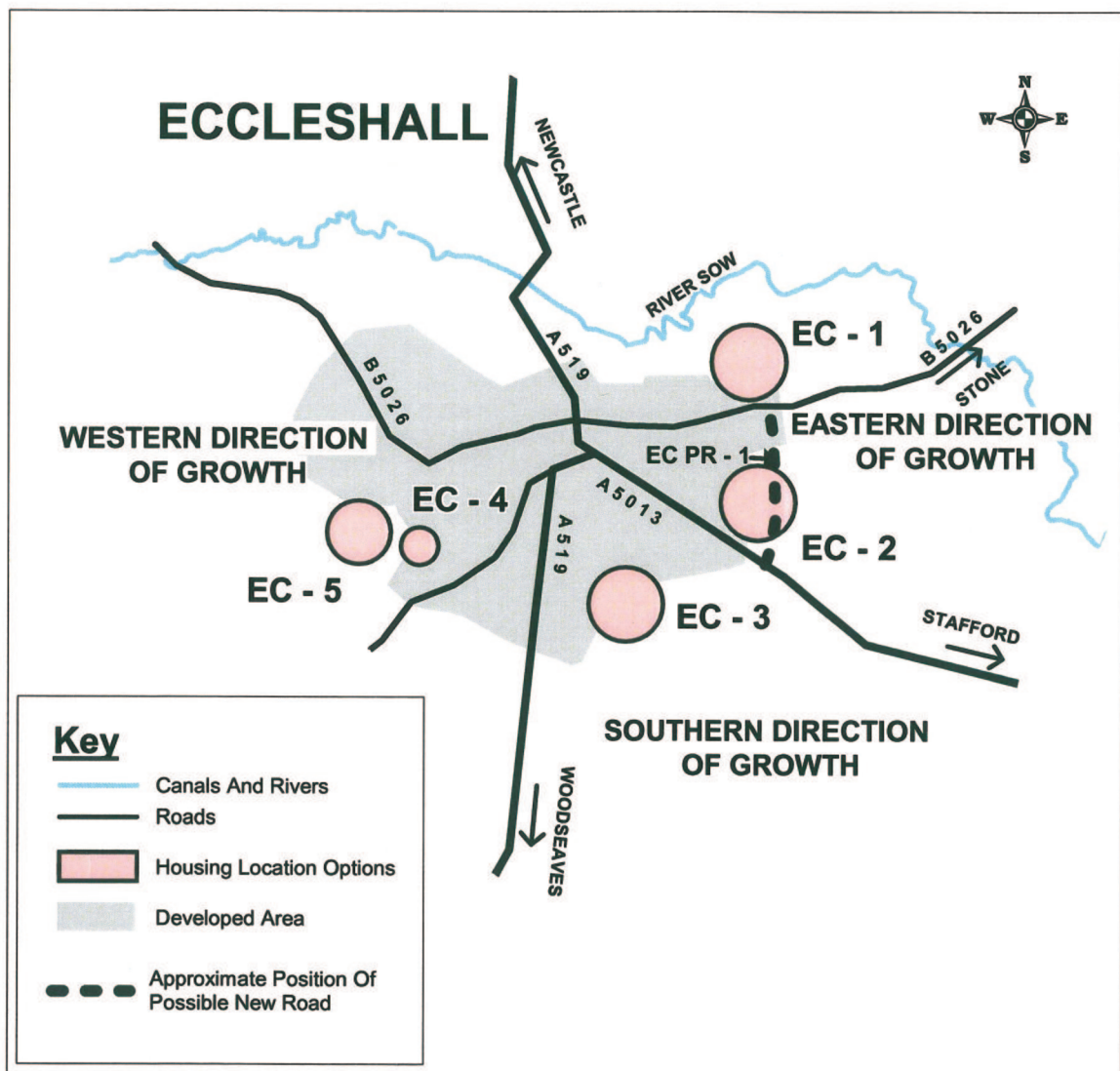
Development to the east may require a possible new route between Lichfield Road and Land North of Pingle Lane (SNPR-1) and development to the south and west may require a possible new route between Uttoxeter Road (B5027) and A51 (SNPR-2).



Eccleshall Options

The diagram shows a range of possible housing locations for development around Eccleshall. Each of the growth options outlined in the diagram will require adjustment of the current Residential Development Boundary.

- Possible development in an eastern direction (EC-1 and EC-2) includes a possible new road (ECPR-1) between the Stone Road and Stafford Road to facilitate growth and reduce traffic congestion.
- Possible growth in the southern (EC-3) and western (EC-4 and EC-5) direction may not require further infrastructure provision.

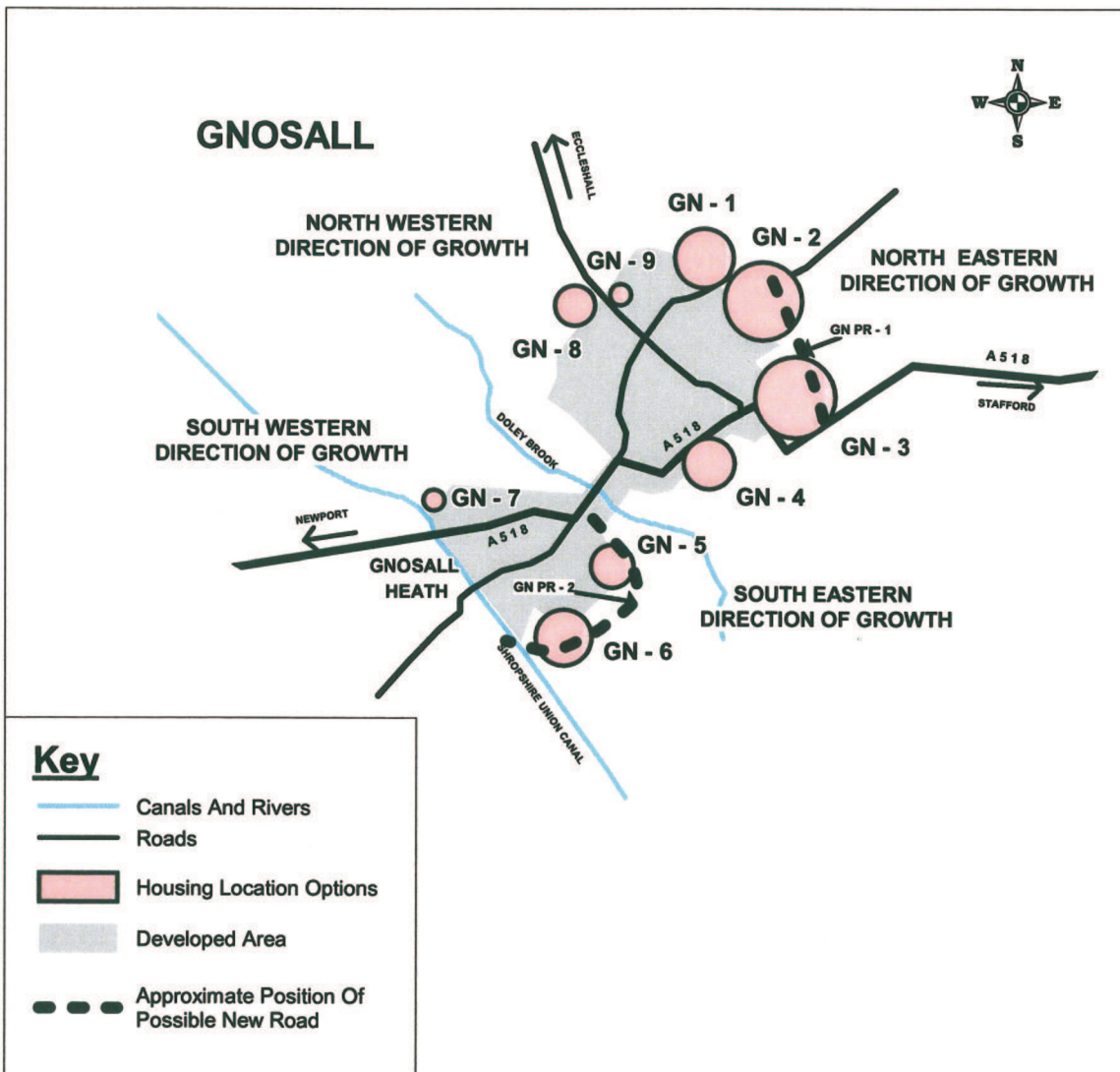


Gnosall Options

The diagram illustrates a range of possible housing options around Gnosall. Each of the possible options will require adjustment of the Residential Development Boundary to accommodate development in Gnosall. Possible development locations are:

- North East (GN-1, GN-2, GN-3 and GN-4)
- North West (GN-8 and GN-9) in Gnosall
- South East (GN-5 and GN-6) in Gnosall Heath
- South West (GN-7) in Gnosall Heath

Depending on the location of development, new road infrastructure may be required between Audmore Ring and Stafford Road (GNPR-1) and between Station Road and Monks Walk (GNPR-2). Consideration should be given to increased provision of services and facilities at Gnosall to meet potential future housing requirements as well as increased employment in the locality.

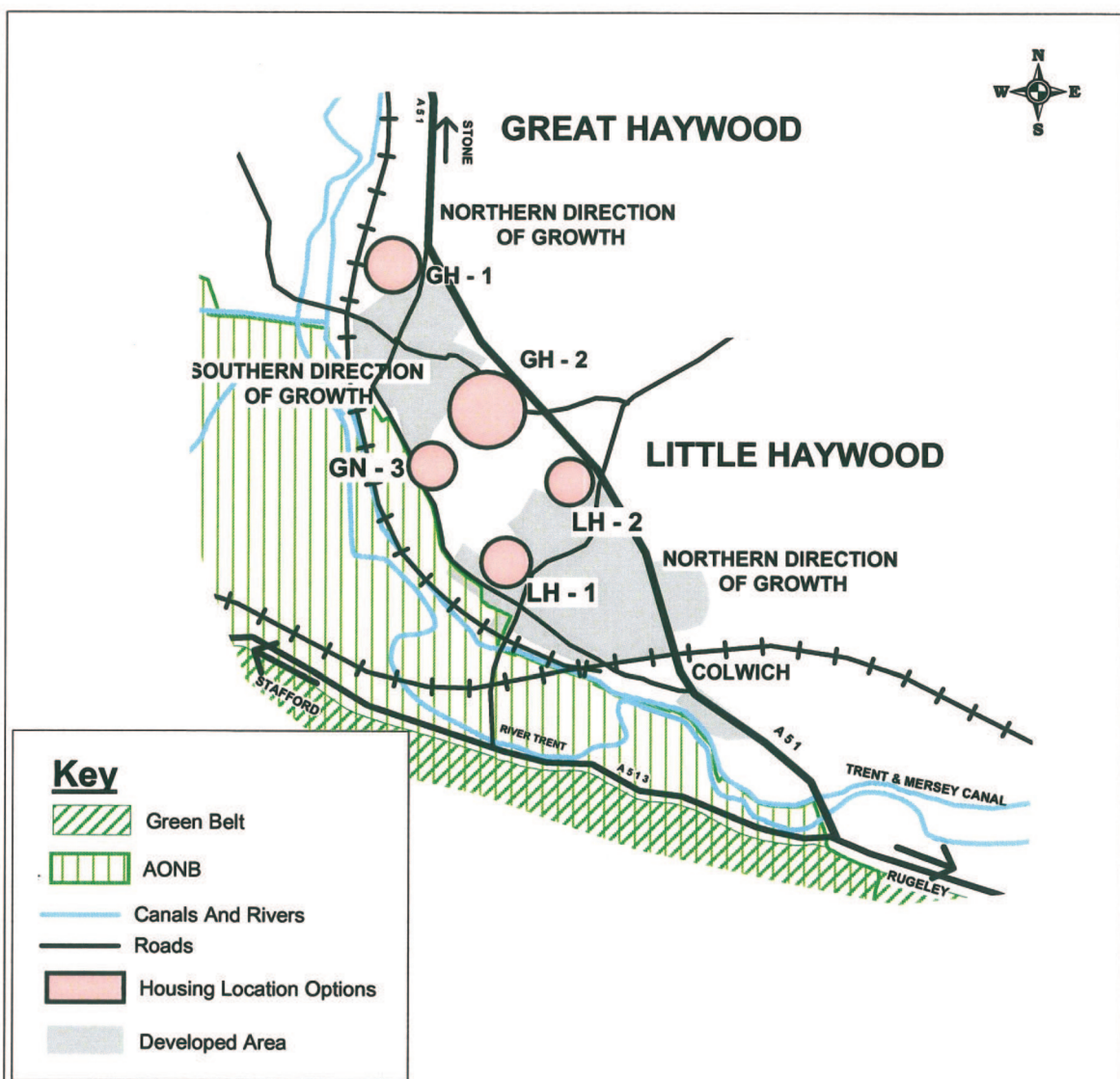


The Haywoods Options

The diagram illustrates a range of possible housing options around the Haywoods. There are three possible development locations around Great Haywood and Little Haywood:

- North (GH-1) of Great Haywood
- South (GH-2 and GH-3) of Great Haywood
- North (LH-1 and LH-2) of Little Haywood.

Each of the possible options shown on the diagram will require adjustment of the Residential Development Boundary to accommodate development in the Haywoods. However there are significant environmental constraints including the Cannock Chase Area of Outstanding Natural Beauty, nature conservation sites, flooding, a conservation area as well as the Shugborough Estate to the south.

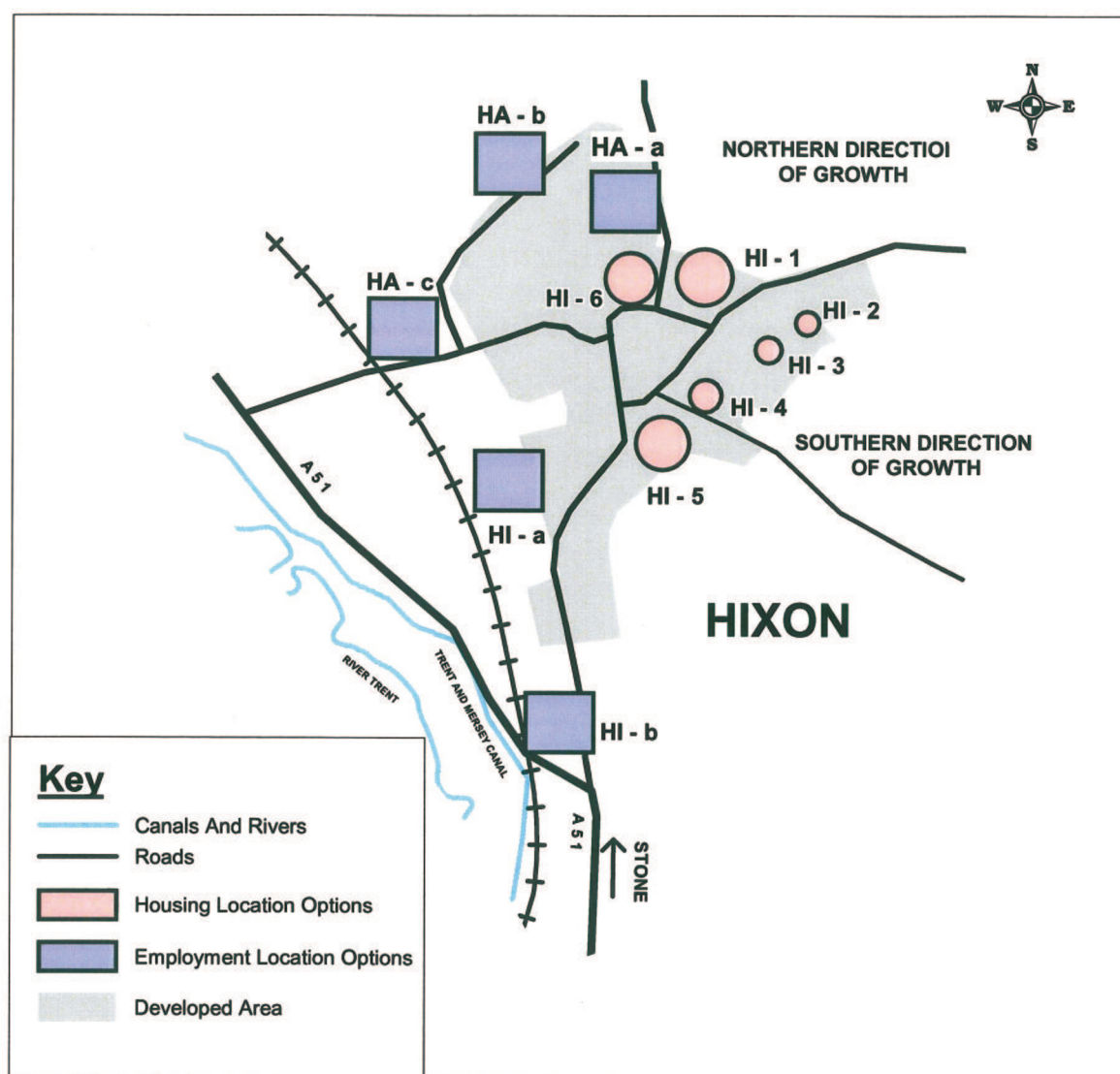


Hixon Options

The diagram illustrates a large range of possible housing and employment locations for growth around Hixon. Each of the possible options shown on the diagram will require adjustment of the Residential Development Boundary to accommodate development in Hixon. Possible development locations are:

- Northern direction (Housing locations HI-1 and HI-6 as well as employment locations HA-a, HA-b and HA-c)
- Southern direction (Housing locations HI-2, HI-3, HI-4, HI-5 as well as employment locations HI-a and HI-b)

Although Hixon is a significant employment location in the Borough, the limited provision of services and facilities may require a new village centre to be provided if major housing development occurs.

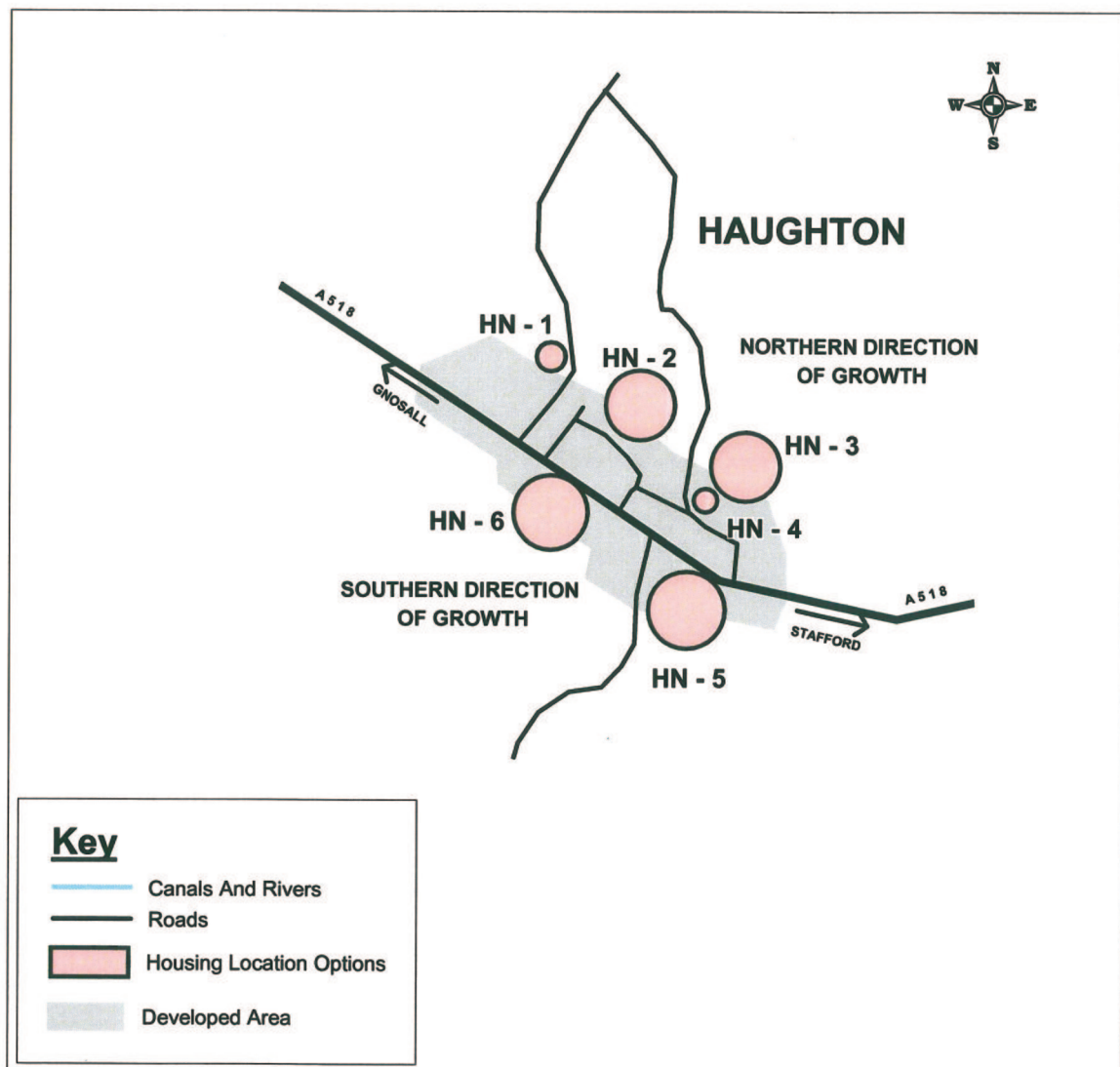


Haughton Options

The diagram illustrates a large range of possible housing options around Haughton. There are two possible development locations around Haughton, which could accommodate future development:

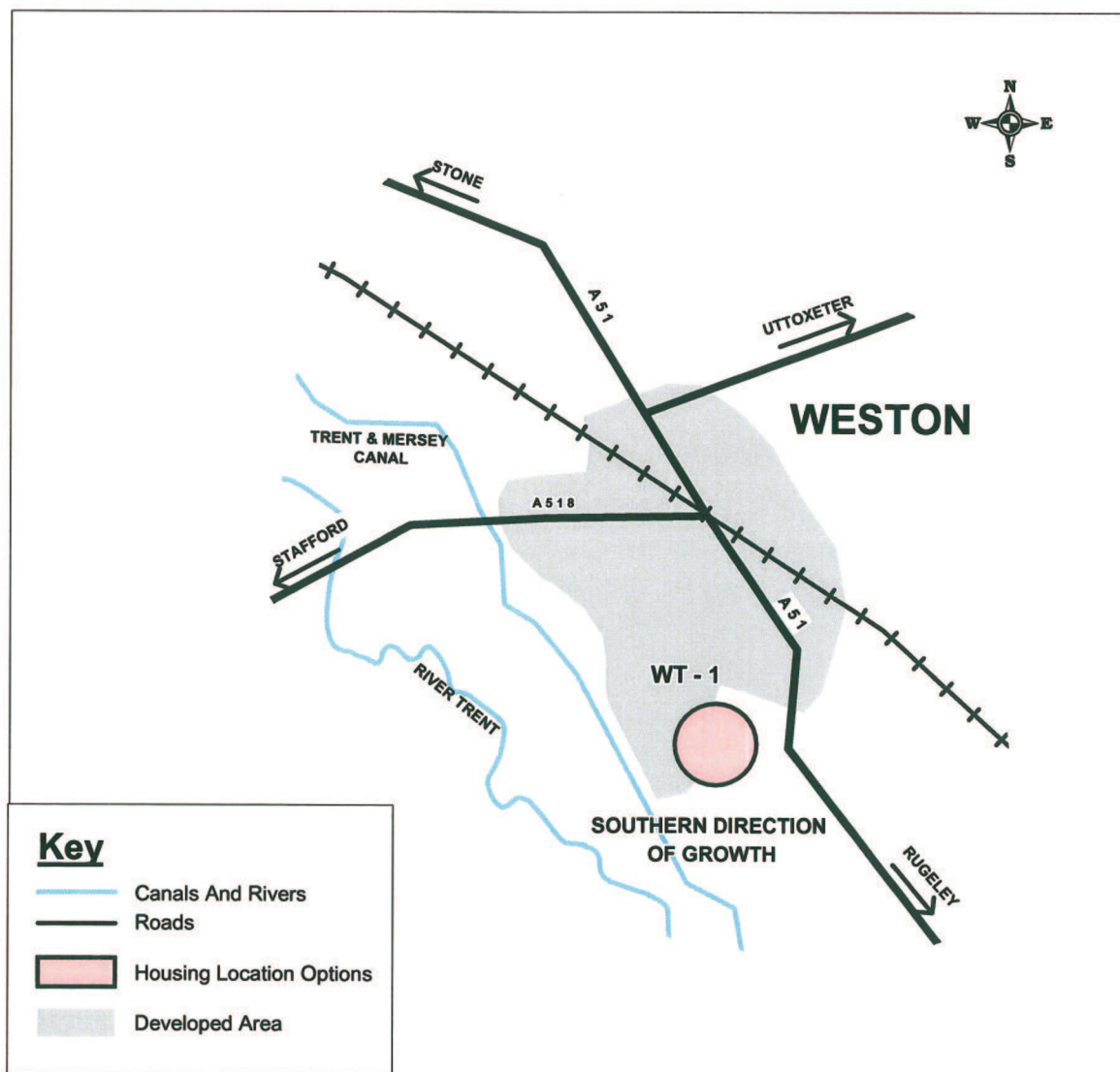
- Northern direction of growth (HN-1, HN-2, HN-3 and HN-4)
- Southern direction for growth (HN-5 and HN-6).

Each of the possible options shown on the diagram will require adjustment of the Residential Development Boundary to accommodate any development in Haughton. Haughton has limited retail and community facilities and relies heavily on Stafford Town to provide employment.



Weston Option

The diagram of below illustrates only one possible option for housing growth (WN-1) around Weston. The option shown on the diagram will require adjustment of the Residential Development Boundary to accommodate development in Weston. Weston has a small number of community and retail facilities together with good transport links to the surrounding towns as well as Stafford and Stone. However, certain service upgrades may need to be considered if possible development is to take place at Weston. Furthermore, any possible development will need to consider the Trent and Mersey Canal Conservation Area through Weston.

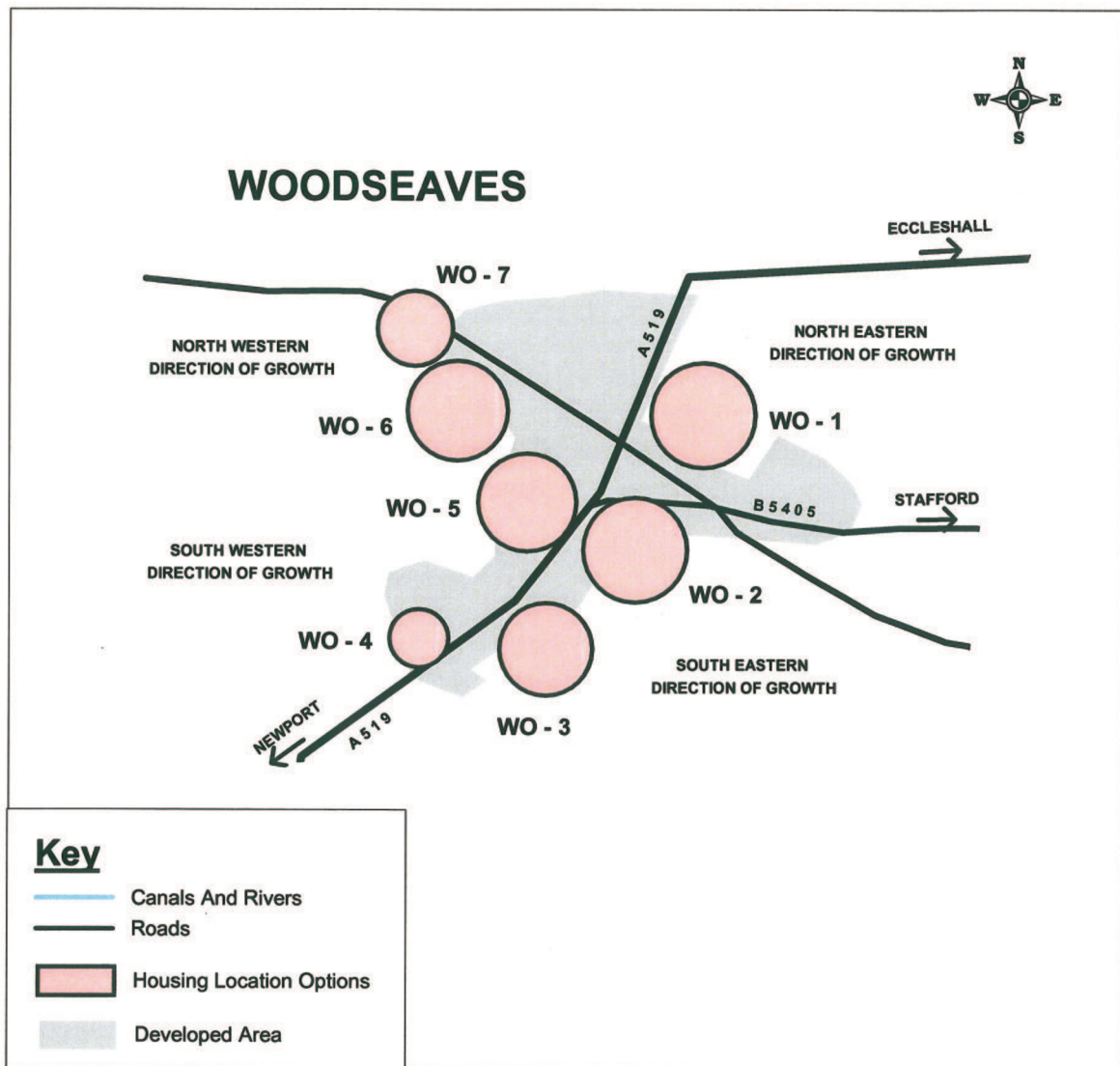


Woodseaves Options

The diagram illustrates a large range of possible options for housing growth around Woodseaves. There are four possible development locations around Woodseaves:

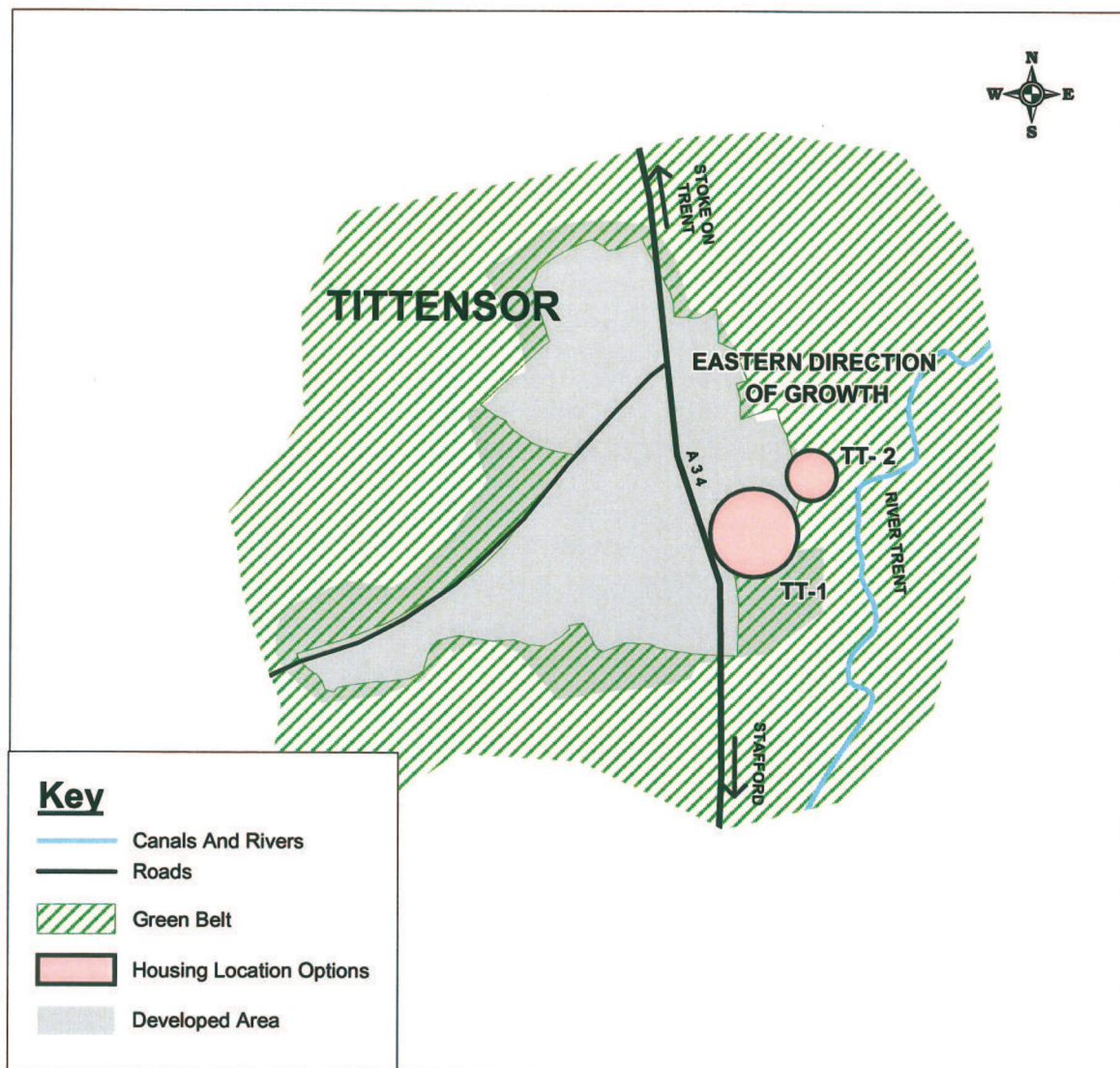
- North east (WO-1)
- North west (WO-6 and WO-7)
- South east (WO-2 and WO-3)
- South west (WO-4 and WO-5).

Each of the possible options shown on the diagram will require adjustment of the Residential Development Boundary to accommodate any development in Woodseaves. If development were to occur in Woodseaves a significant upgrade in the provision of retail and community facilities would be required.



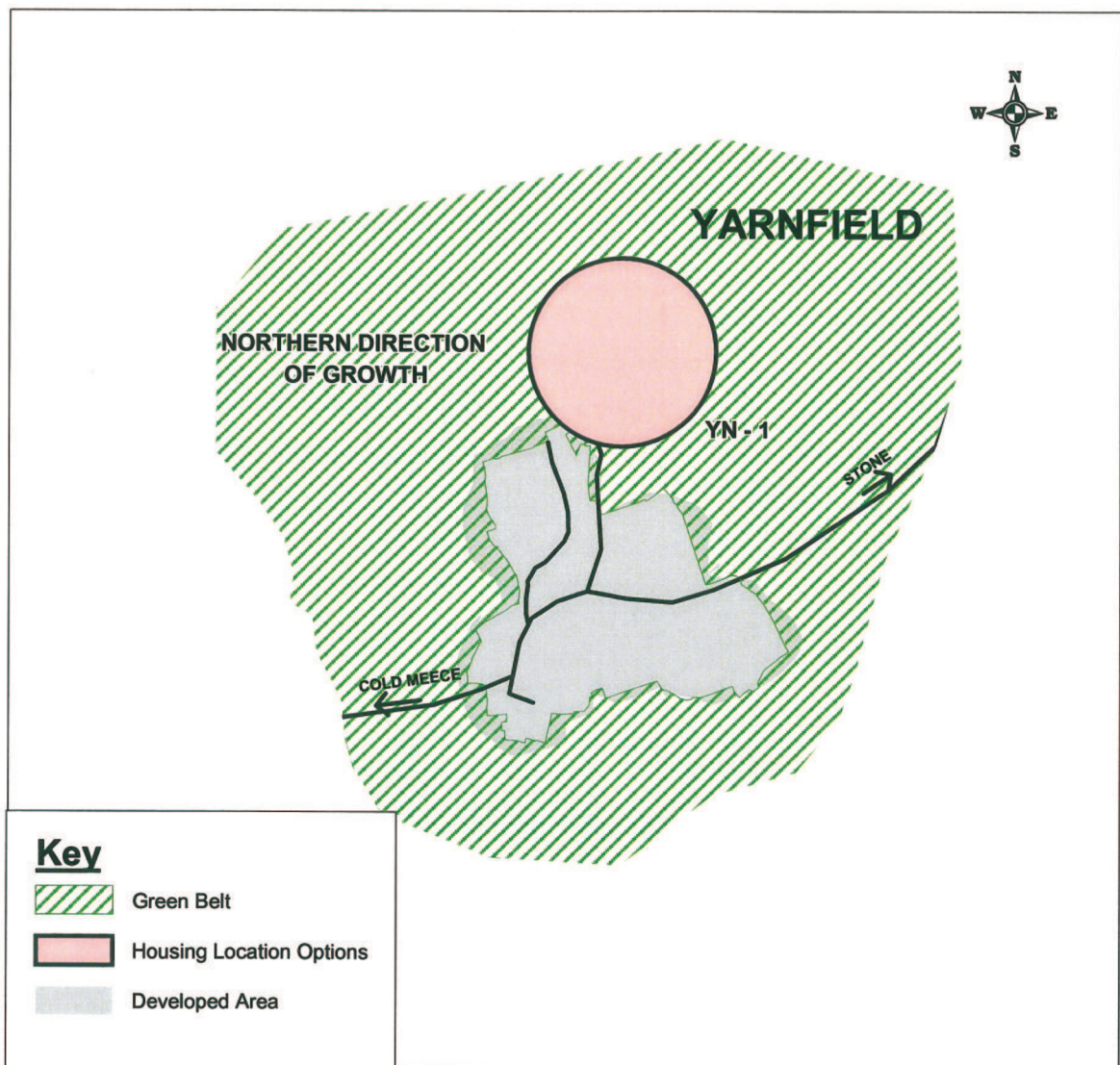
Tittensor Options

The diagram below illustrates two possible locations in Tittensor (TT-1 and TT-2). Tittensor is located within the Green Belt and the possible locations for housing development shown are on Previously Development Land. Each of the possible options shown on the diagram will require adjustment of the Residential Development Boundary to accommodate any development in Tittensor. New facilities would be required as part of any proposed new development and consideration will need to be given to implications for the regeneration initiatives in the North Staffordshire conurbation.



Yarnfield Option

The diagram illustrates only one possible location in Yarnfield (YN-1). Yarnfield is located within the Green Belt and the possible location for housing development shown is on Previously Development Land. The possible option shown on the diagram will require adjustment of the Residential Development Boundary to accommodate any development in Yarnfield. New facilities would be required as part of any proposed new development and consideration will need to be given to implications for the regeneration initiatives in the North Staffordshire conurbation.



Policy areas

We are also seeking responses to the following core policy topic areas:

- Housing
- Employment

- Environment
- Infrastructure
- Green Belt
- Town & District Centres
- Climate Change
- Services and Facilities

What we will consider

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

- All comments received to the consultation
- Recommendations and information gathered through the Local Development Framework's [evidence base documents](#)
- Plans and projects from other local authorities and statutory agencies

Have your say

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

You can make comments online through our online consultation system at <http://staffordbc-consult.limehouse.co.uk>, via post to the following address

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

Or by e-mail to forwardplanning@staffordbc.gov.uk

If you wish to respond to the 'Delivering the Plan for Stafford Borough - issues & options' document please provide feedback to Stafford Borough Council by **12 noon on Friday 3 April 2009**.

More detailed information along with the full issues and options document can be accessed through the Borough Council web-site at <http://www.staffordbc.gov.uk/options>

If you need this information in large print, Braille, other language or on audio cassette please contact: 01785 619000

To help make sure as many people as possible have a chance to hear about what we are doing, Council officers will be available to hear your views and discuss any part of the document at the following locations:

- Wednesday 25th February, **Christchurch church hall, Stone** 2pm-8pm
- Thursday 26th February, **Great Haywood memorial hall**, 2pm-8pm
- Friday 27th February, **Castlechurch church hall**, 2pm-8pm
- Tuesday 3rd March, **Holy Trinity church hall, Baswich**, 2pm-8pm
- Wednesday 4th March, **Barlaston Village Hall**, 2pm-8pm
- Thursday 5th March, **Eccleshall Community Centre**, 2pm-8pm
- Tuesday 10th March, **Hixon Village Hall**, 2pm-8pm
- Wednesday 11th March, **Stafford Community Shop, Guildhall shopping centre**, 10am-4pm
- Thursday 12th March, **Walton Community Centre**, Stone, 2pm-8pm
- Friday 13th March, **Grosvenor Centre, Gnosall**, 2pm-8pm
- Monday 16th, **Stafford Community Shop, Guildhall shopping centre**, 10am-4pm
- Tuesday 17th March, **St Bertelins, Holmcroft** 10am-5pm



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