



Gnosall Neighbourhood Plan



Submission to
Stafford Borough Council
February 2015

Gnosall 
Neighbourhood
Plan 

GNOSALL MORETON & KNIGHTLEY



Gnosall Parish Council

Foreword

Welcome to the Neighbourhood Plan for the Parish of Gnosall.

In the latter half of 2012, Gnosall Parish Council was made aware of the new local planning regime introduced by the UK Government and the Neighbourhood Planning Regulations which came into force in April 2012. Deciding to write a Neighbourhood Plan for the long term future of Gnosall Parish, at a time when the area is also subject to intense, large scale housing development pressure was not an easy decision, but it was an important one. At the full council meeting of January 2013, Gnosall Parish Council agreed to make an application to Stafford Borough Council [SBC] for permission to draw up a Neighbourhood Plan for the area within the existing parish boundary. SBC completed the necessary consultation process with neighbouring parishes and statutory bodies before approving the application in July 2013. The Parish Council put in place a Neighbourhood Plan Working Group with a constitution of equal numbers of Councillors and Parishioners. The Working Group began its work in September 2013.

It has proved to be a challenging exercise to put in place a positive planning framework for the Parish within a realistic timescale whilst keeping costs to a minimum. The Working Group and the Parish Council believe this has been achieved and the Neighbourhood Plan for the Parish meets the necessary legal requirements, dealing with development issues in a positive, fair, proportionate and sustainable way. Parishioners will hopefully find it interesting and feel able to support it – because it is YOUR plan.

The Parish Council would like to thank the members of the Working Group and pay tribute to their hard work since September 2013, and for the assistance provided by the Planning Department at Stafford Borough Council.

Roger Greatrex

Chairman Gnosall Parish Council

Jeff Rhodes

Chairman NP Working Group

Jeff Rhodes (Parishioner and Working Group Chairman)

Keith Abbott (Parish Councillor and Working Group Vice-Chairman)

Jayne Cooper (Parish Clerk and Working Group secretary)

Roger Greatrex (Parish Council Chairman)

Mary Booth (Parish Councillor)

Mike Corfield (Parishioner)

Mike Deegan (Parish Councillor)

Chris Emsley (Parishioner)

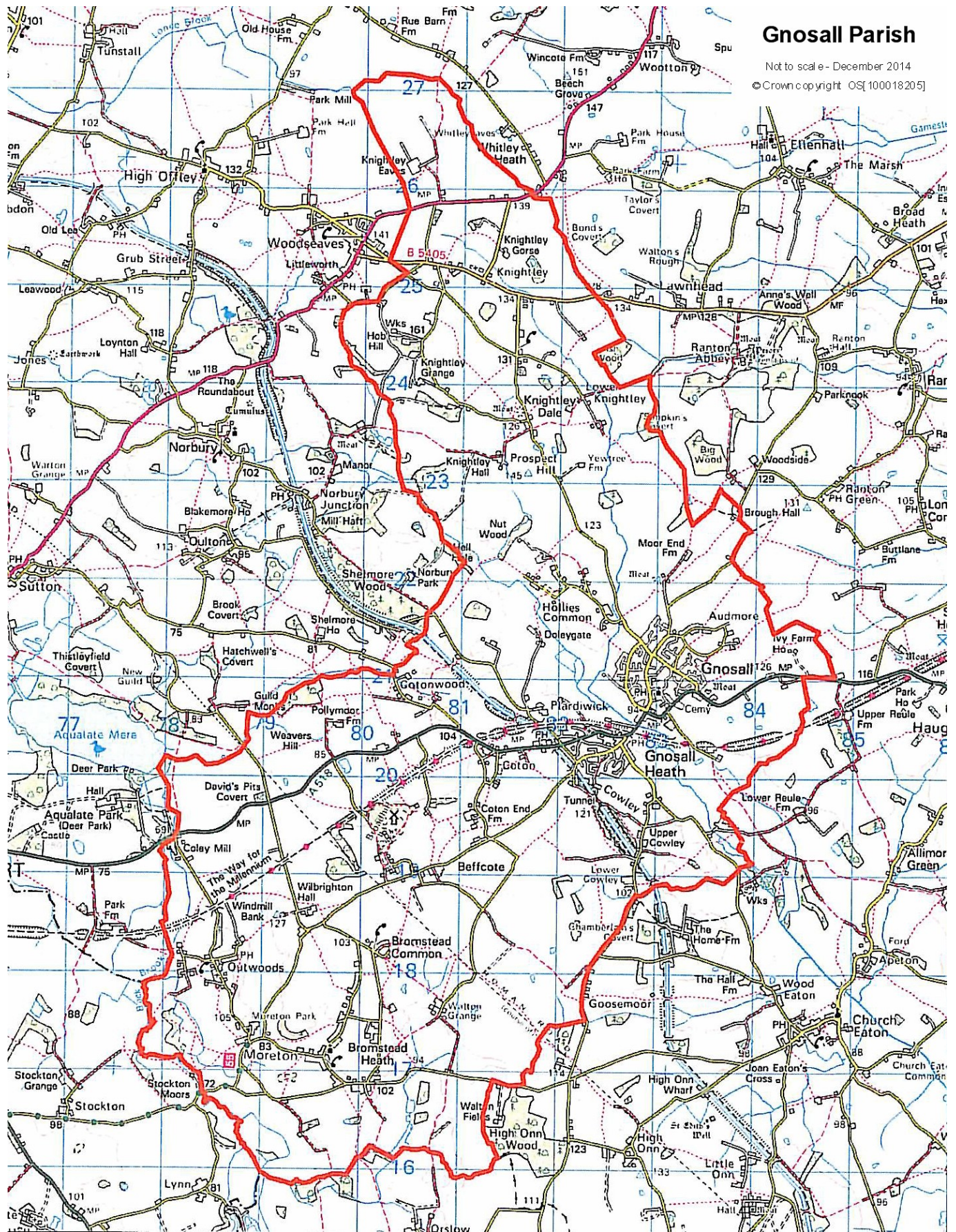
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Map 1: Gnosall Parish Neighbourhood Plan – Parish Boundary



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1. Introduction

1.1 Following the approval to allow a Neighbourhood Plan for the Parish of Gnosall, a Working Group of volunteers was formed and first met in September 2013. The group progressed with a major questionnaire survey, followed by a sites invitation exercise. Policy development work continued through 2014, with discussions and presentations along the way. A Draft Neighbourhood Plan was published for pre-submission consultation to parishioners in December 2014. Following the statutory six week consultation period, modifications to the plan have been made taking into account the many responses and technical updates. This version of the Plan now represents the final Plan for submission to Stafford Borough Council [SBC]. A summary of the comments received on the Draft Plan and the resulting modifications to this final version is included in the separate Consultation Report.

1.2 Working Group minutes, and all Neighbourhood Plan documents are made available on the Parish Council website as they are published.

www.gnosallparishcouncil.org.uk

1.3 The Plan covers the whole of the Parish for the period up to 2031, which is the same period as the Local Plan for Stafford Borough Council 'Plan for Stafford Borough' (PFSB). It does not replace the PFSB for the Gnosall area, it sits alongside it, to add additional policies specific to Gnosall Parish. Where suitable policies already exist in the PFSB they do not need to be repeated in this Plan. The Plan is a dynamic document to be kept under review and will change over time.

1.4 The Plan is deliberately concise and is focussed on the main development related issues which have surfaced through work over the past fifteen months. Clearly there are a great many day-to-day issues of public interest, however only those which relate to land use planning matters and which are not already satisfactorily covered

by planning policies in the PFSB are addressed in this Plan.

1.5 The Plan includes several components:

- A simple and clear Vision, based on local opinions expressed in the community survey.
- A set of five objectives supporting the five key issue categories which flowed from the survey findings.
- A new Settlement Boundary for the main village area, so as to encourage sustainable development within the new, defined boundary and limit development in the rural area outside it.
- A 'Local Green Space' plan identifying areas of valuable Local Green Space for special protection.
- A set of Gnosall-specific planning policies, numbered throughout the Plan, to supplement the Plan for Stafford Borough planning policies which already apply to planning applications for development in our area.

When the Neighbourhood Plan is in place, Stafford Borough Council will base their planning decisions affecting the Parish of Gnosall on the Gnosall Neighbourhood Plan planning policies as well as those contained in the PFSB.



Next Steps

1.6 After Stafford Borough Council receive and check this final version of the Neighbourhood Plan they will publicly advertise it in accordance with legal requirements, for a six week period. Any further comments at that time must be submitted direct to Stafford Borough Council.

1.7 After that, the Borough Council will arrange a public Examination in front of an appointed independent Examiner. If the Draft Plan passes the scrutiny of the Examiner, SBC then arrange a public referendum in the Parish of Gnosall.

1.8 To become approved, the final Neighbourhood Plan must receive over 50% support from the votes cast in the referendum. Once it is approved, the Gnosall Neighbourhood Plan will sit alongside SBC's Local Plan (The Plan for Stafford Borough), covering the same 20 year period. This will provide two levels of planning policy coverage for Gnosall Parish: the current planning policies in the Plan for Stafford Borough (PFSB) and the Gnosall specific planning policies in the Neighbourhood Plan.



2. Vision and Objectives

2.1 The vision for the Neighbourhood Plan has been developed through regular working group meetings and consultation. It captures the needs and aspirations of local people and looks ahead positively.

The vision for Gnosall is to maintain the attractiveness and vitality of Gnosall Parish and its settlements and to safeguard the qualities of Gnosall village, whilst accommodating the delivery of growth and development in ways which are environmentally sustainable, planned and proportionate, and which also maximise local benefits to the community.



2.2 After consulting with local people and key stakeholders, five key priorities emerged from the consultation for the Neighbourhood Plan to address. These are:

Key Objectives (KO):

KO1: Employment, Rural Diversification and the Local Economy

To support local economic development to help increase local job prospects through appropriately scaled and designed development proposals.

KO2: Sustainable Development Strategy

To define a new settlement boundary to accommodate a sustainable and proportionate amount of social and economic growth over the Plan period focussed on Gnosall and Gnosall Heath.

KO3: Housing Provision

To deliver new, sustainable, well designed housing development within the defined settlement boundary and in line with local expressed preferences for housing types so as to help meet the needs of current and future generations.

KO4: Environmental Protection and Community Facilities

To safeguard, improve and increase the local environmental and recreational resources of the Parish for the benefit of the social structure, health and well-being of local residents.

KO5: Maximise Local Benefits for the Community

To maximise local community benefits from any new development, by ring fencing funds received and using such funds in line with a priority system for local infrastructure, with initial focus on additional recreational resources.

2.3 The above five key objectives underpin the detailed planning policies in those five key areas, as set out in the following chapters of this Plan.



3. The Neighbourhood Plan and the planning system

3.1 The Gnosall Neighbourhood Plan is a new planning document.

3.2 It is part of the Government's approach to enliven community planning with the aim to give local people more say about shaping development in the area where they live. The legal provisions to create Neighbourhood Plans are set out in the Localism Act 2011 and accompanying Neighbourhood Planning Regulations that came into force in April 2012.

3.2 The Neighbourhood planning process gives communities the opportunity to prepare a vision and planning policies for their area and have them formally adopted by the Borough Council as part of the statutory Development Plan. Nationally, Neighbourhood Planning has had a further boost in a December 2014 report from the Government's Communities and Local Government Select Committee on the operation of the 2012 National Planning Policy Framework (NPPF). The Select Committee's report followed a national consultation last year to which the Parish Council submitted comments. The following quotes from the conclusions of the MPs on the Select Committee firmly support what the Parish Council is trying to achieve in Gnosall.

"We are supportive of neighbourhood plans, and commend those communities who have got, or are working to get, a neighbourhood plan adopted".

"Nothing could do more to undermine confidence in neighbourhood planning than for a view to pervade that neighbourhood plans are being ignored in planning decisions".

"Instead of objecting to policies in neighbourhood plans, house builders and developers should be working with communities to ensure that development meets local needs."

3.3 The Neighbourhood Plan process is subject to a number of tests, most significantly that the policies and strategy must:

- conform with national policies (National Planning Policy Framework - NPPF) and the strategic policies and vision of the Local Plan known as the Plan for Stafford Borough (PFSB);
- conform to European Regulations on Strategic Environmental Assessment (SEA) and Habitat Regulation Assessment (HRA) whether through a

new assessment or conformity with the Local Plan assessment;

- explain how it seeks to achieve sustainable development;
- show that they have involved the community in preparation.

How the Neighbourhood Plan has developed

3.4 Gnosall Parish Council is the relevant 'Qualifying Body' under the Neighbourhood Planning Regulations and applied for Neighbourhood Plan area designation for the whole Parish area in May 2013. This was approved by Stafford Borough Council in July 2013 after the necessary statutory consultation.

3.5 Following approval of the designated Neighbourhood Plan Area, a Neighbourhood Plan Working Group was formed to prepare the Plan.

3.6 The Neighbourhood Plan Working Group consists of ten volunteers made up of Parish Councillors and parishioners, supported by the Parish Clerk and an independent Planning Consultant. Terms of Reference for the Group were agreed from the outset.

3.7 The Working Group meets regularly and the minutes of all meetings are published on the Parish Council website, on which a Neighbourhood Plan section has been specially created. Regular updates and publicity for Neighbourhood Plan events and consultations are also included in the monthly 'Gnosall Parish News', a widely read local newsletter.

3.8 The Neighbourhood Plan has been developed through effective consultation with the people of Gnosall including key stakeholders from the Parish.

3.9 In January 2014 the Neighbourhood Plan Working Group undertook an extensive questionnaire survey as part of the evidence gathering process and distributed this to households and businesses within the Parish.

3.10 The survey provided essential and comprehensive feedback to the Working

Group on people's general opinions about the area, what they want, what they don't want, which things make it attractive and which do not. It also provided answers to specific questions about development and environmental issues.

3.11 The findings are summarised in the July 2014 Feedback report on the Parish Council website and were presented, in more detail, at a public presentation in October 2014. The key findings are also described further below.

3.12 In addition to the questionnaire survey analysis, further feedback has been gained through the detailed public update presentation and Q&A session in October 2014, and various ad-hoc meetings and discussions with stakeholders as issues and queries have arisen.

3.13 A local Invitation to 'Submit Sites' was also undertaken to help in defining an appropriate new Settlement Boundary for Gnosall. These sites were identified for public consultation purposes in the December 2014 pre-submission draft Plan. An assessment of the sites submitted by landowners is included in Appendix 1.

3.14 In December 2014 a pre-submission draft Plan was published for a six week consultation period, in accordance with legal requirements. Comments received have been taken into account and incorporated into modifications in this final version of the Plan. Details of all consultation activities are included in the separate Consultation Report.

3.15 The above activities have informed and underpinned the development of the overall vision, key objectives and policies in this Plan. The policies and proposals in this Plan are supported by evidence, as identified in the Evidence Base document, included as Appendix 2.



The Need for a Neighbourhood Plan

3.16 Gnosall lies halfway between the county town of Stafford to the east and Newport (Shropshire) to the west and is a key service village to a wide rural hinterland.

3.17 The origins of the village can be traced back over 900 years to the Domesday Book although the main expansions of population occurred around the mid-19th century when Gnosall was first connected by rail and then again with planned expansion of housing in the late 1970's.

3.18 The village is in two distinct parts, Gnosall to the north and Gnosall Heath to the south. With the smaller settlements of Moreton, Outwoods, Bromstead and Knightley and a wide rural area, the Parish has great diversity with both urban and rural character.

3.19 Employment opportunities in the village and the Parish are limited to a narrow range of jobs in agriculture and local services. There is some evidence that more people are running small businesses from home with the aid of modern telecommunications, although for most people of working age commuting to work necessitates travel to Stafford, Newport and other larger employment centres in the wider region.

3.20 Lack of access to employment, limited local opportunities, the need to travel to find work and some inadequacy in public transport were prevalent issues emerging

from the initial consultation especially among the younger age groups.

3.21 Many of the residents play an active part in the local community. The village has a thriving primary school, a small but vibrant village centre, an active village hall and supports a host of community and recreational groups and activities.



3.22 The countryside around Gnosall contains features such as The Acres, the circular walk known as the "Audmore Loop", the former railway line and the Shropshire Union Canal which are cherished by local people. There is a high level of participation in outdoor activities. The high quality local environment and recreational opportunity based on walking and the canal particularly attracts visitors from a wider area.

3.23 The locational advantages of the village, its pleasant environment and its attractive countryside have brought about pressure for further development as evidenced through several planning applications for major housing schemes since 2011/12, particularly after publication of the new National Planning Policy Framework (NPPF) in 2012. There is a strong community perception that any growth of the village will be detrimental if it is unplanned and led by speculative applications from developers and major national house-builders.

3.24 Rising property prices mean that the village is increasingly unaffordable for young families whilst those seeking to retire or down-size find they have to move out of the village to find suitable accommodation.

3.25 In providing a clear framework for the growth of the towns of Stafford and Stone the adopted Plan for Stafford Borough (PFSB June 2014) is more strategic and less detailed than the previous Local Plan and only sets out broad parameters of a strategy to 2031 for the 11 Key Service Villages in the Borough and the remaining rural area.

3.26 The PFSB, in keeping with the localism and national planning policy agendas, provides a development strategy for the Stafford Borough area to deliver new development. This includes the identification of Gnosall as one of the Key Service Villages (KSV) with the opportunity to bring forward their own community-led Neighbourhood Plans if they wish. If areas decide not to undertake Neighbourhood Plans, further policies and site allocations for those areas would be undertaken as a second stage in the Borough-wide Local Plan (PFSB) process.

3.27 One of the most significant provisions of the PFSB is how the scale and distribution of housing growth is planned across the Borough to 2031. Spatial Principle SP4 requires provision to be made for 1,200 dwellings across the 11 Key Service Villages and 800 dwellings for the rural parts of the Borough.

3.28 Although the PFSB Plan period commenced in 2011, dwelling completions and commitments have already gone a long way in meeting the future KSV provision up to 2031. According to monitoring data from SBC (Land for New Homes monitoring reports), as of November 2014 around 900 dwellings have already been consented, leaving only around 300 more to be found. This represents a 75% delivery of the planned KSV housing provision in only the first three and a half years of the PFSB period. In Gnosall more than 200 homes have already been provided and a further 240 are currently awaiting decisions on live planning applications, the outcome of which would clearly have a major impact on housing delivery in Gnosall outside the control of the Parish Council. Housing provision is discussed in more detail in the Housing section of this Plan.



A Summary of the findings from the comprehensive community survey

The community survey provided the primary steer for the draft Plan and its findings are discussed in the July 2014 Feedback Report. The main topics are also summarised below.

Employment

3.29 Employment questions indicated a desire for more local employment opportunities but not for the allocation of sites for employment development. Nor have any sites been submitted for employment development. Consequently the issue has been addressed through a criteria based policy approach in policies 1 and 2. Employment policies E1 to E8 in the Plan for Stafford Borough (PFSB) are already in place and provide a further context.

Housing

3.30 The survey results revealed a high level of satisfaction with current housing provision, and a majority view (59%) for no more than 100 new homes, dropping to 27% support for no more than 200. There was also a strong preference for smaller bungalows amongst older residents and for more affordable homes for young families. These findings have been balanced against the Plan for Stafford Borough housing

strategy and are addressed through policies 3, 4, 5, 6 and 7, together with the Settlement Boundary policy approach. Development policies SP1 to SP4 and SP7 in the PFSB are already in place and provide further context, together with PFSB policies C1-C4 about housing types, PFSB policy C5 regarding housing proposals outside Settlement Boundaries and PFSB policies N1-3 about design and climate change.



Heritage and environmental assets

3.31 There are a number of environmental and heritage assets and buildings within Gnosall which are already protected legally, such as two Conservation Areas (the Gnosall Conservation Area and the Shropshire Union Canal Conservation Area), Listed Buildings, Sites of Special Scientific Interest (SSSIs) and Public Rights of Way. The Gnosall conservation area is shown on Maps 4 and 5 for information purposes. Environmental assets are already protected by policies N4, N5, N7 and N9 in the PFSB. Detailed records of these features are held on public databases at Stafford Borough Council and Staffordshire County Council. As protection already exists for these assets no further Gnosall policies are needed. However, other local facilities and areas which people considered important are proposed to be protected through policies 8, 9, 10 and 11



Local facilities and open space

3.32 The survey showed a healthy use of local facilities and also a generally good, or better, level of satisfaction with them. Public open spaces and the rural qualities of the area are also highly valued. Suggestions on the need for new and replacement facilities have informed the priority matters for investment using funds generated from development proposals where available, through policies 12, 13 and 14. These policies also flow from the overwhelming support for attempts to be made to leverage local benefit from development proposals which get planning permission. In the PFSB policies N4, N9 and C7 are also applicable. Local Green Spaces identified for protection are shown on Map 10. These are a combination of some areas of open space already afforded a degree of protection through the PFSB and further areas such as The Acres, allotments and the Village Green area on Brookhouse Road, adjacent to the Health Centre.



Traffic and parking

3.33 Traffic is, inevitably, a major public concern given the fact that the A518 runs through the heart of Gnosall and across the Parish. Particular concerns included speeding traffic, high numbers of HGVs and narrow road and pavement widths at certain pinch points. These are matters which either cannot realistically be addressed through planning policies in this document or which are already addressed in planning policies in the Plan for Stafford Borough. PFSB policies T1 and T2 already require the traffic impact of development proposals to be properly considered and taken into account. In that sense these issues will continue to be subject to planning control in the way they already are. In terms of local parking issues, particularly on the High Street, the Parish Council will continue to explore any opportunities for improvement.

Telecommunications

3.34 Questions on telecommunications revealed major support for additional capabilities, such as fibre-optic broadband and better mobile phone coverage. Fibre-optic broadband is already being rolled out across the Parish through the 'Superfast Staffordshire' initiative. Mobile phone coverage and signal strength lies in the domain of the operator's network capabilities and service, and therefore it is not something which can be addressed easily through policies in this plan. However, feedback does indicate that any proposals to improve the network may find public support depending on their details.

Consultation on the December 2014 pre-submission draft Plan

3.35 The results of the statutory consultation on the December draft Plan are explained in detail in the separate Consultation Report. There was a good level of overall public support for the general thrust of the Draft Plan, with most comments relating to housing issues, the proposed Settlement Boundary and sites submitted for consideration by landowners. This final version of the Plan for submission to the Borough Council takes those comments into account.

3.36 The planning policies developed here have been designed to inform planning decisions that will help achieve the objectives of the Neighbourhood Plan. The policies are supported by sound evidence and informed by the community consultation. These policies support the PFSB and conform to the NPPF.

4. Employment, Rural Diversification and the Local Economy

4.1 Gnosall residents have levels of qualifications similar to the national average and those of residents across Stafford Borough. The proportion of residents in self-employment is higher than the national average (12.3 %, 2011 Census). Unemployment is low and the proportion of the population in retirement is a third higher than the national average.

4.2 For those residing in the Parish, the largest employment sectors are in the Retail/Retail Services and Health and Social Care with a slightly lower proportion employed in the former than the national average and a slightly higher proportion in the latter (2011 Census). Numbers employed in agriculture, forestry and fishing are relatively small although the sector is over four times more significant in Gnosall Parish than in England as a whole.



4.3 There is little significant employment in the Parish and travel to work by car is much higher than the national average. Numbers travelling to work on foot and by bicycle are low. The proportion of the resident population mainly working from home is almost 6% (2011, Census), higher than the Borough and the national average.

4.4 The message from the initial consultation regarding employment is difficult for the Plan to tackle. A significant majority of respondents considered employment opportunities to be 'inadequate' or 'poor' (70.2%). The majority (68.7%) wanted to see more employment opportunities. However, of those people supportive of creating job opportunities the appetite for land release to provide for new businesses was less supportive with not quite half (48.3%) willing to see land allocated for employment. The PFSB and the 2012 Employment Land Review do not point to a need to specifically allocate land for employment development in Gnosall.

4.5 Small businesses can find it difficult to start up or continue trading because of a lack of flexible premises within their means. Some businesses become established at home and have the potential to make a valuable contribution to the limited employment provision in the Parish.

4.6 Many small-scale home-based operations do not require planning permission. Policy 1 below therefore applies to proposals which do require

planning permission, for example for a change of use.

Policy 1 - Home-working

Small-scale, home-based businesses will be supported provided it can be demonstrated that:

- (a) residential amenity and character of the neighbourhood, or rural character, will not be unacceptably harmed by virtue of noise, smell, traffic generation, health and safety impacts, scale, design, appearance or nature of operations;**
- (b) the operation of the business activity can be contained within the existing curtilage of the premises;**
- (c) the operation of the business activity does not require substantial external modification of the premises.**

4.7 Whilst the preferred location for new employment is in Gnosall and Gnosall Heath, economic change and intensification in agriculture over recent decades have resulted in a decline in farm related jobs.

4.8 There is a need to strengthen the economy in the rural area by supporting the sustainable growth of all types of business and enterprise in rural areas. Some innovative diversification of farms in the Parish has shown capacity to create jobs and to offer better and more accessible services.

4.9 There are often opportunities for reusing or adapting surplus existing rural land and buildings for commercial, light industrial, recreational or environmental uses such as guesthouses, farm shops, rural workshops or other business premises, helping the countryside to diversify, flourish and sustain itself.

4.10 The 'community consultation survey' indicated a good level of support for improving the tourist accommodation offered in the Parish. Bed and Breakfast

proposals would broadly be supported where they could be accessible and sustainable, and where they supported and had wider benefits for other local businesses.

Policy 2 - Rural Diversification

Development proposals to diversify and expand upon the range of sustainable economic activities undertaken in the rural area will be supported and encouraged by the Parish Council both through the conversion of existing buildings and through the provision of well-designed new buildings, where this:

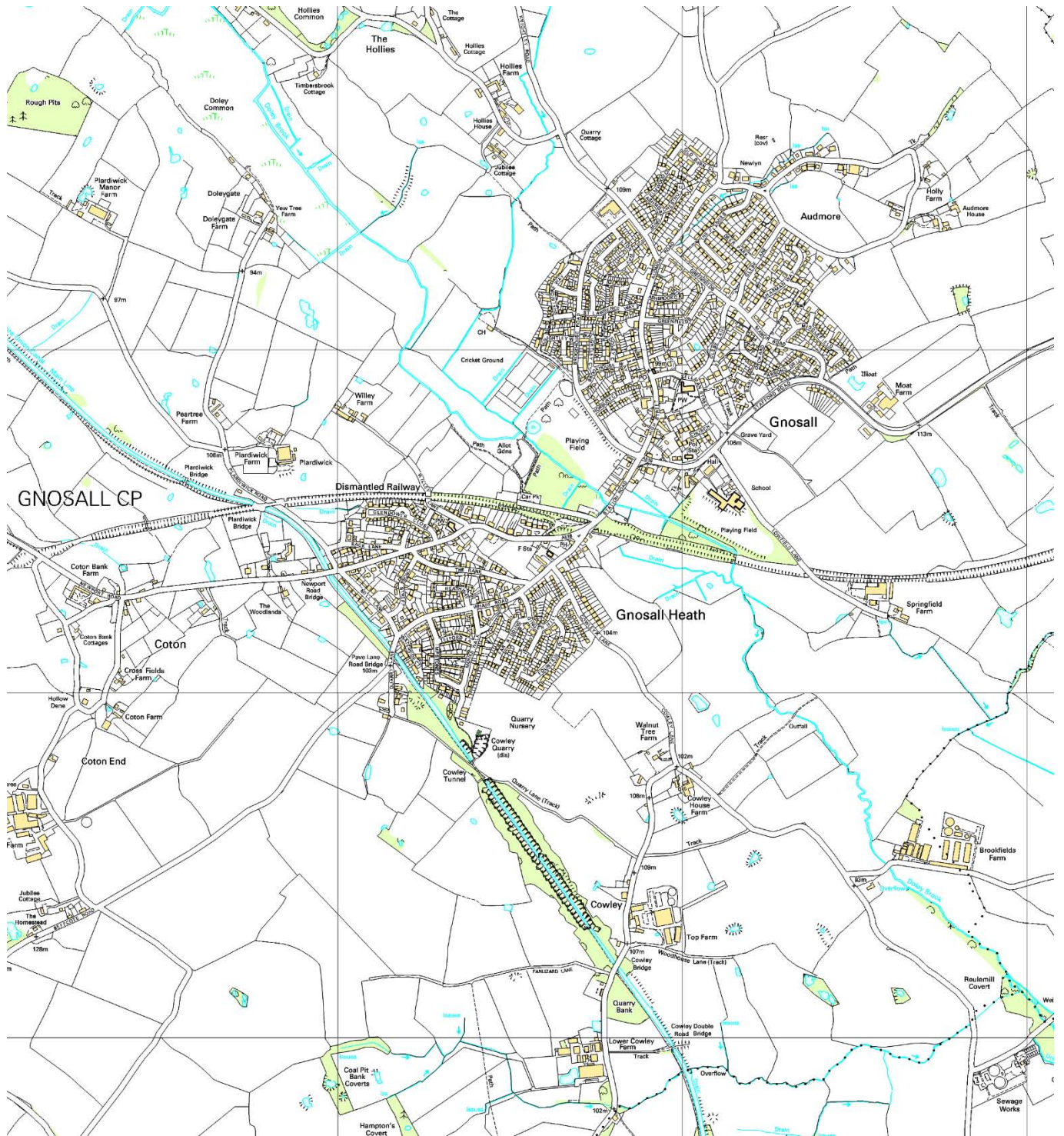
- (a) would be compatible with existing agricultural operations in the rural area;
- (b) would be of a scale and character consistent with its surrounding landscape and buildings;

- (c) would be capable of providing adequate access and parking arrangements, and;
- (d) would not to lead to an increase in traffic levels beyond the capacity of the surrounding local highway network.

Any conversion of heritage buildings and assets must be carried out in a manner that protects their heritage significance.

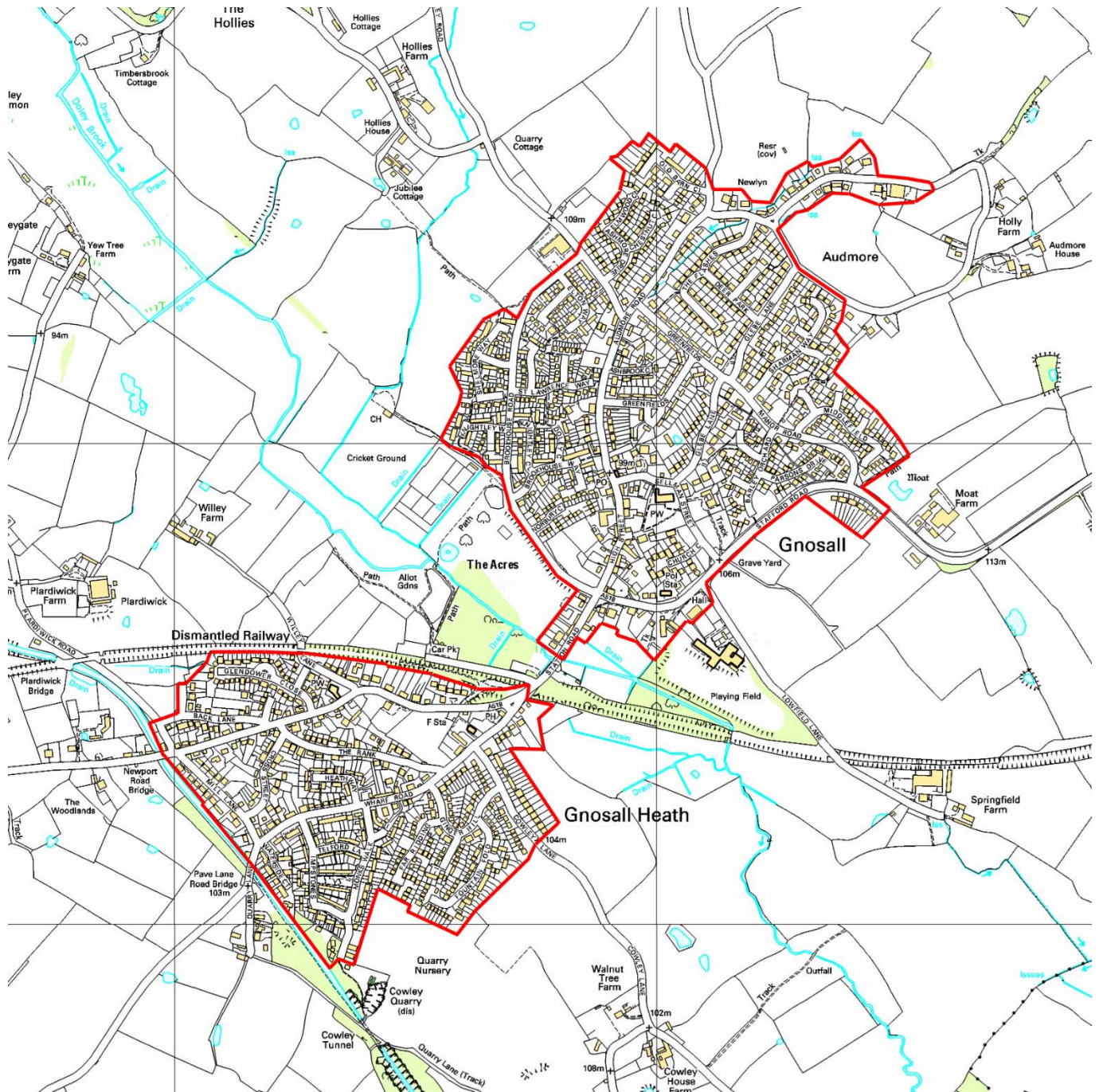


MAP 2: Gnosall & Gnosall Heath and Environs



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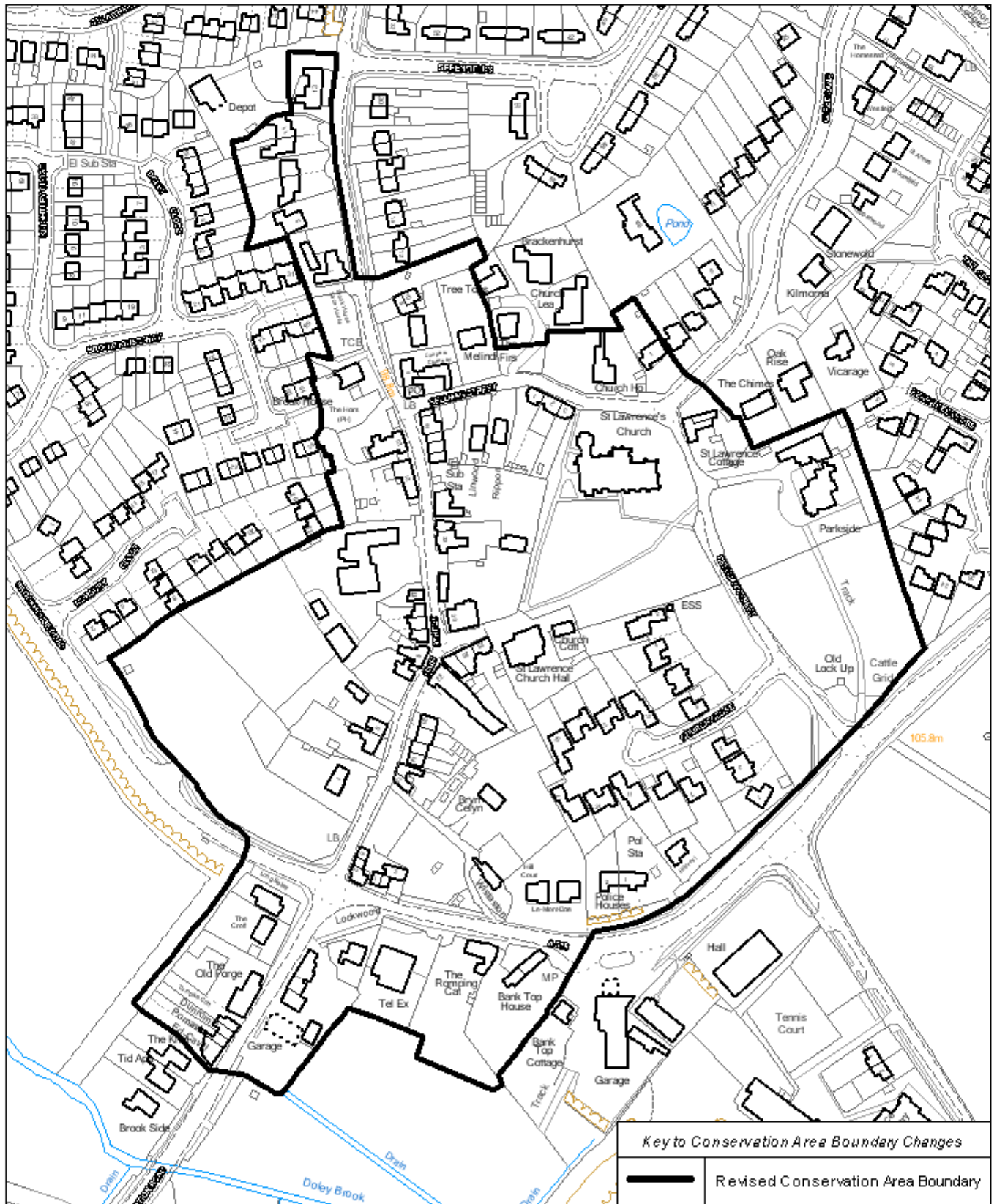
Map 3: Previous Residential Development Boundary (Stafford Borough Council Local Plan 2001)



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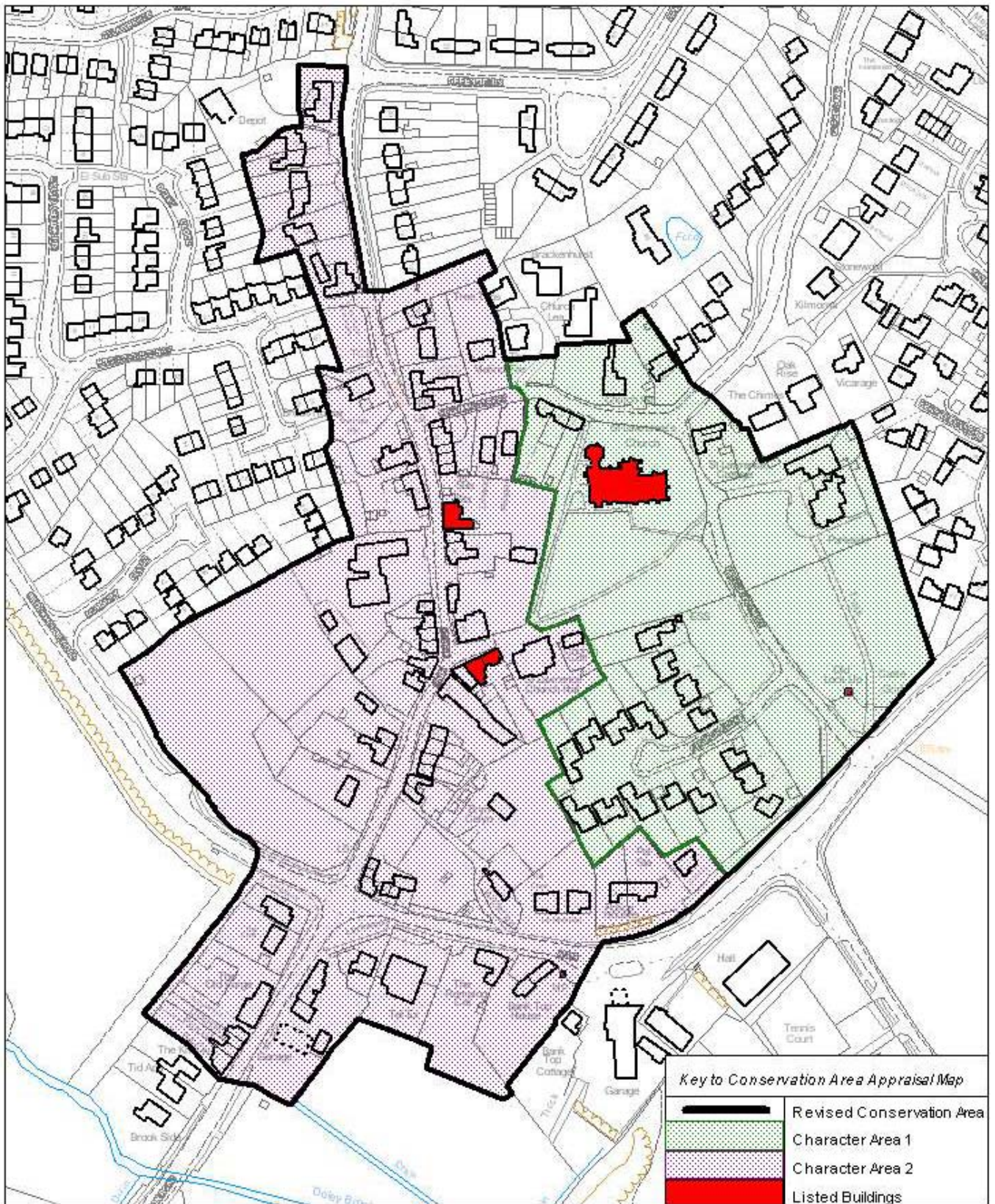
Map 4: Gnosall Conservation Area

Source: Stafford Borough Council (Gnosall-CAA-2013) - Designated 25 November 2013



Map 5: Gnosall Conservation Area Character Appraisal Map

Source: Stafford Borough Council (Gnosall-CAA-2013) - Designated 25 November 2013



5. Community and Housing

Why does the Parish need more new homes?

5.1 One strong message from the consultation survey is that many people in the village feel that Gnosall does not need additional housing.

5.2 People have expressed views that new housing serves to destroy the countryside, encourage more commuting and brings with it additional stress on local roads, the school, healthcare and other services.



5.3 When people see 'For Sale' signs outside vacant properties or have a problem selling their own home it is understandable that some people may feel there is no demand for new housing. However, such impressions can mask the real issues of providing for new homes.

5.4 Many people also feel that re-development of derelict and redundant 'brownfield' sites instead of building on greenfield land should be a priority. The PFSB already follows that approach but there are insufficient brownfield sites to meet overall demand.

5.5 These concerns are understandable and raise important issues for this Neighbourhood Plan and other relevant strategies to address.

5.6 The Government's policy for housing however is based on accelerating housing supply, ensuring the planning system works

to provide housing land, reworking and supporting housing finance and ensuring that everyone has at least the opportunity of living in a decent home. However, it is a fundamental policy platform that this new housing supply is delivered in a manner that constitutes sustainable development, not development at all costs.

5.7 In terms of demographic demand and personal aspiration there is strong evidence to suggest a need for some new house building.

5.8 There will always be people in transition and some homes will become vacant for a short period or sometimes for a long period, which is beyond planning control. Similarly, whilst the current and continued housing market finance constraints pose real problems in providing new housing in the short term, this will change over time as future demand increases and the markets recover.

5.9 There are many other factors in deciding how much new development is needed, such as the social, economic and environmental impacts of accommodating more development. It is also important to consider whether there is sufficient land, if this land will come forward to accommodate the growth and decide what the limits to growth will be.

5.10 Demographics, market and other housing demand and supply factors are accounted for in the PFSB strategy and the provisions of policy SP4. The starting point for this document is to plan for a reasonable share of the 1,200 new dwellings allocated to the Key Service Villages (KSVs) proportionate to the function and sustainability of Gnosall and a proportionate share of the 800 dwellings for the remaining rural area of the Borough (2011-2031). However, as regards the rural area, this 800 figure is understood to be an overall Borough figure and not intended to be apportioned to different rural areas/Parishes.

Housing Growth

5.11 In line with the localism agenda of the Government, the PFSB took a deliberate approach not to apportion a housing target to specific Key Service Villages (KSVs) leaving it for community led Neighbourhood Plans to resolve. Recognising that not all communities would produce or be able to produce Neighbourhood Plans the PFSB reserve position is to address KSV allocations through a Site Allocation Document.

5.12 In the absence of a Borough-wide apportionment methodology, a pro-rata split of the 1200 dwelling allocation for KSVs, based on simple population points to a target for Gnosall village of 240 (Gnosall having 20% of the total KSV population). Balanced against this, the community consultation findings showed a majority support for less than 100 houses, dropping to 27% support for no more than 200.



5.13 Despite the lack of support for significant amounts of new dwellings in the Parish, at November 2014 more than 200

dwellings are already built or committed with planning permission since the decision to have a neighbourhood plan was made. Also, at the time of writing this Plan a further 240 houses split between two major planning applications are awaiting the outcome of planning decisions. A careful balance needs to be struck in reconciling the community concerns about over-development and the rapid pace of development against and allowing some element of flexibility to accept sustainable schemes that can deliver significant planning benefits and also contribute towards affordable housing supply.

5.14 There is no simple answer to how much growth to plan for in the Parish. Taking account of the PFSB policy, reconciling all the demand and supply factors, planning constraints and in particular the response to the community consultation survey, it is considered that 230 new dwellings for Gnosall village and 20 dwellings in the rural area of the Parish over the Plan period of 2011-2031 is a fair, appropriate and sustainable target.

Policy 3 - Housing Provision 2011-2031

In order to achieve the scale of new housing identified in Spatial Principle SP4 of the PFSB (June 2014) and to meet the future needs of the Parish, the dwelling allocation is 230 dwellings for Gnosall village (Gnosall and Gnosall Heath) to be provided within the Settlement Boundary and 20 dwellings for the rural area of the Parish over 20 years (2011-2031).

In accordance with the clear local preferences expressed in the community survey, particular support will be given for proposals which include 40% smaller and more affordable 1 or 2 bedroom homes.

5.15 The progress towards delivery of policy 3 targets in terms of the dwelling allocation and completions 2011-2014 and current commitments is shown in Table 1 below.

Table 1: Housing Provision

(Source: SBC Land for Housing report 2014)

	Gnosall & Gnosall Heath	Rural Area*
Dwelling Allocation 2011-2031	230	20
Non-Implementation Allowance (5%)	11	1
Provision	241	21
Commitments at 2014	108	8
Completions 2011/12	1	0
Completions 2012/13	6	0
Completions 2013/14	41	1
Grasscroft Appeal (Knightley Road)	55	0
Total	211	9
Stafford Road appeal	(150)	
Audmore Loop application	(90)	
Total if current applications allowed	(451)	
Balance to Plan (brackets = if either or both current applications allowed)	30 (0)	12*

5.16 The Rural Area* figure is indicative only, simply to indicate the possible general scale which may be expected through small scale developments and property conversions.

5.17 Table 1 shows that substantial new housing (over 200 new homes) has already been provided in Gnosall in only the first

three years of the Plan for Stafford Borough period. This fast growth pattern has also been reflected in other KSVs in the Borough. This rush of new housing in a very short space of time is almost certainly the result of the introduction of the NPPF in 2012.

5.18 It is also relevant to note that, within the above new housing numbers, there has been a steady flow (18 new houses @ 4-5 per year) of small-scale 'windfall' housing development within the village. This may reasonably be expected to continue through the remaining 16 years of the plan period, potentially totalling 50-60 houses if previous rates continue. Consequently, even ignoring the two major housing applications still to be decided, the proposed housing provision for Gnosall is almost entirely met already and could reasonably be expected to be met with further likely windfall development alone over the next 16 years.

5.19 In addition, it cannot be ignored that 240 new houses are also currently the subject of two major planning applications listed in Table 1 above. Those decisions are outside the control of the Parish Council but would clearly have a further, massive impact on housing provision in Gnosall. Either one of these (90 or 150) would result in housing provision substantially exceeding the scale envisaged in Policy 3 and both together would almost double it. Housing provision on such a large scale and at such accelerated pace is not considered to represent sustainable development.

5.20 The above planning applications are currently being opposed by the Parish Council and many residents. If either or both those large sites were allowed, it would make something of a mockery of allocating even more large scale housing sites as part of this Neighbourhood Plan process at this point in time, without knowing the outcome of those applications. However, it is acknowledged that, depending on the outcome of those decisions and subsequent actual housing completions, the Neighbourhood Plan should be kept under review. The data on potential additional housing land submitted by landowners in

response to the "Invitation to Submit Sites" exercise will therefore be saved for such future review purposes and is included, as part of the assessment of the sites put forward, in Appendix 2.

Housing Policies

Affordable Housing

5.21 The NPPF states that in order to deliver a wide choice of high quality homes, Local Planning Authorities (LPAs) should use an evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing. In rural areas, LPAs should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing. In relation to Gnosall Parish this assessment has been undertaken by Stafford Borough Council and is addressed by policy C2 of the PFSB, which requires 40% affordable housing for schemes over 12 dwellings in Gnosall.

5.22 The provisions of Policy C2 of the PFSB are supported in relation to the specific requirements to provide affordable housing in Gnosall. Consequently there is no need to duplicate that policy requirement in the Neighbourhood Plan. However, Policy 3 includes specific encouragement for proposals which maximise the provision of smaller, more affordable homes.

Conversions of Existing Buildings

5.23 An important contribution to the provision of new dwellings in the plan area, both market and affordable, can be made from converting buildings although this is often overlooked as no new building is involved. Adaptation of the existing stock can contribute to meeting the needs of smaller households and reduce the level of vacant and underused property.

5.24 Any conversions should respect the character of the surrounding area, and the amenity of existing areas.

5.25 In the rural parts of the Parish housing development in the open countryside is to be resisted and the priority for the conversion of any buildings including barns and other historic farm buildings is to provide space for employment and community uses.



Policy 4 - Dwelling, Barn and Farm Building Conversions

Provision for increased residential capacity either from within the existing housing stock or through the reuse and conversion of other buildings will be supported, where this:

- (a) would retain the amenity and character of existing residential areas and;**
- (b) would provide opportunities for economic regeneration or environmental enhancement and;**
- (c) would allow the retention or improvement of buildings of historical or architectural importance and;**

- (d) would not create sporadic development in the countryside where first preference will be given for the reuse of existing buildings for employment purposes and;
- (e) would not impose a significant detrimental impact on the highway network.



Policy 5 - Support for Creative and Innovative Infill Development

The Parish Council will support infill development within Gnosall and Gnosall Heath which complements the overall character of the area, would be of an appropriate scale in terms of plot size, layout and density and would not significantly impact on the character and amenity of the village.

Proposals will be supported where they respect the character of the immediate area in terms of building height, scale, mass, design, appearance and materials.

5.26 Infill development within the previous development boundary of Gnosall and Gnosall Heath has in the past provided a source of housing land and has allowed self-build and more innovative housing schemes to flourish. Sensitive control of this form of development is required to minimise the impact on neighbouring properties and ensure that the overall character and the amenity of the village is not damaged.

5.27 The Parish Council is supportive of creative building and high standards of design and welcomes self-build and infill development that are built with the community's needs in mind, are attractive, create distinct identity and respect and enhance local character. Sensitive design and good landscaping are particularly important to successfully develop and integrate small sites into the established built form of the village.

Policy 6 - Support for Good Design

New development proposals that exhibit good design and contribute positively to the built environment of the Parish will be supported, particularly where they:

- (a) respond to the local context and the form of surrounding buildings and;
- (b) take account of landscape and topographical features and respect local character and;
- (c) reinforce local architectural distinctiveness and;
- (d) ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping are well related to ensure an integrated and attractive development and;
- (e) ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible and;
- (f) seek to use traditional materials consistent with the local building vernacular to help retain and enhance the local character of existing and new buildings and their environments. The use of traditional materials will also be preferred for repairs to roads, pavements, kerbs and underground services where possible and appropriate, depending on functional requirements and;
- (g) adopt the principles of sustainable urban drainage systems (SUDS) and;
- (h) include innovative, low carbon design components and;
- (i) include sustainable design, construction and operational elements and;
- (j) use hedging and/or trees for highways boundaries where

possible and where in keeping with the existing streetscape and;

- (k) ensure safe access for pedestrians, cyclists and road users and;
- (l) promote walking, cycling and public transport use and;
- (m) include adequate, accessible and visually suitable provision for waste and recycling bins.

5.28 Good design should be the aim of everyone involved in the development process when building in Gnosall Parish. It is essential to improve environmental quality by producing attractive, vibrant and sustainable developments with a strong sense of place, in which people want to live, work and recreate. These principles will help ensure that the development itself is not only well designed, but also complements and enhances the existing environment. Developments should also seek to encourage a healthy lifestyle through the provision of opportunities for walking and cycling, and safe places to play where these are appropriate.



6. Settlement Boundary and Housing Distribution

6.1 Having established the amount of new housing needed in Gnosall over the Plan period in the section above, this section addresses the distribution of that housing.

6.2 The requirement for the Neighbourhood Plan to provide a new single settlement boundary for Gnosall and Gnosall Heath is critical to the delivery of the PFSB. The PFSB requires that:

'To deliver the necessary scale and distribution of housing and employment development set out in the Spatial Principles SP2, SP3, SP4 and SP5, a series of mechanisms will be used through the new Local Plan.

A key element of the approach is that new Settlement Boundaries will be established for each of the settlements listed in Spatial Principle (SP3), which comprise the Sustainable Settlement Hierarchy.

The boundaries for each settlement in the Sustainable Settlement Hierarchy will be established in order to provide sufficient scope for the proposed scale of development of housing, employment and other uses, within the defined settlement.

A differential policy approach towards supporting or discouraging development will therefore operate either side of that boundary. The following Spatial Principle explains the approach to development that will be adopted either side of the boundary, and the criteria that will be adopted in defining the boundary itself.'

6.3 Spatial Principle 7 of the PFSB therefore provides the policy context for the location of new development across Stafford Borough, including Gnosall.

6.4 Based on Spatial Principle 7 and in accordance with the guiding principles set out in the PFSB, a number of factors have been considered in order to define a settlement boundary for Gnosall and Gnosall Heath.

6.5 Adopting a new settlement boundary aims to deliver the necessary scale and distribution of housing for the village as required by the approach in the PFSB and as set out in Policy 3 of this Plan.

6.6 The Neighbourhood Plan Working Group considered a number of strategic options and locations for future housing development in the Parish whilst writing the Neighbourhood Plan and deciding on how to define the new Settlement Boundary required for Gnosall as an identified 'Key Service Village' in the PFSB. Four development distribution options were considered and included for consultation in the December 2014 draft Plan.

6.7 In defining the Settlement Boundary, the Neighbourhood Plan Working Group considered a number of parameters including conformity with the PFSB, physical constraints, access issues and environmental impact issues, as described below.

Absolute physical issues:

- risk of flooding from Doley and Hollies brooks into the flood plain
- run-off into the flood plain from housing developments
- topography
- ground conditions and contamination
- ground water and nitrate vulnerability

Less flexible infrastructure and access issues:

- highway access
- development limit of the Way for the Millennium (former railway line)

Relative policy constraints:

- impact zone of Doley Common SSSI
- conservation area and setting of listed buildings
- best and most versatile agricultural land
- landscape and visual impact

- ecology and habitats
- impact on open countryside
- coalescence of Gnosall and Gnosall Heath

6.8 As well as the above spatial development options, a “Call for Sites” exercise was carried out through September to November 2014. Landowners were invited to submit sites for consideration and 7 sites were submitted. These sites were identified for public consultation purposes in the December 2014 draft Plan and were also assessed on planning (land use) criteria, considering “deliverability” and “developability” aspects, in accordance with national planning guidance. The assessment of these sites is included in Appendix 1.

6.9 The sites assessment spreadsheet in Appendix 1 details the site details, key assessment criteria, a summary assessment and agreed actions. Key assessment criteria included 5 year availability, development access, flood risk, agricultural land classification, statutory protected sites or features, rights of way, landscape designations, known physical constraints, compatibility with Policy 3 and public responses. A traffic light colour system was applied, green indicating no constraints, yellow a partial constraint and red an absolute constraint. These constraints are relevant at the time of the exercise. Constraints can change over time, for example new access agreements with other landowners can be secured and flood zones can change as a result of Environment Agency modelling.

6.10 In summary, sites which were already within the draft Plan settlement boundary were supported but other sites either had flood risk issues or development access issues. Public opposition to sites must also be borne in mind as it can introduce delivery risk to the Neighbourhood Plan by diminishing public support for the Plan at the later referendum stage.

6.11 The Settlement Boundary on Map 6 is considered to reflect an appropriate and sustainable new settlement boundary, sufficient to achieve an appropriate and sustainable scale of housing delivery. This achieves compliance with the strategic housing provision policy requirements of the PFSB whilst also affording appropriate protection of the village scale and qualities which are clearly valued by local residents. The Settlement Boundary has been accepted by Stafford Borough Council and it is agreed that there is no need for a policy to release additional sites outside of the Plan Settlement Boundary. It has also received widespread support in local representations on the December 2014 Draft Plan.

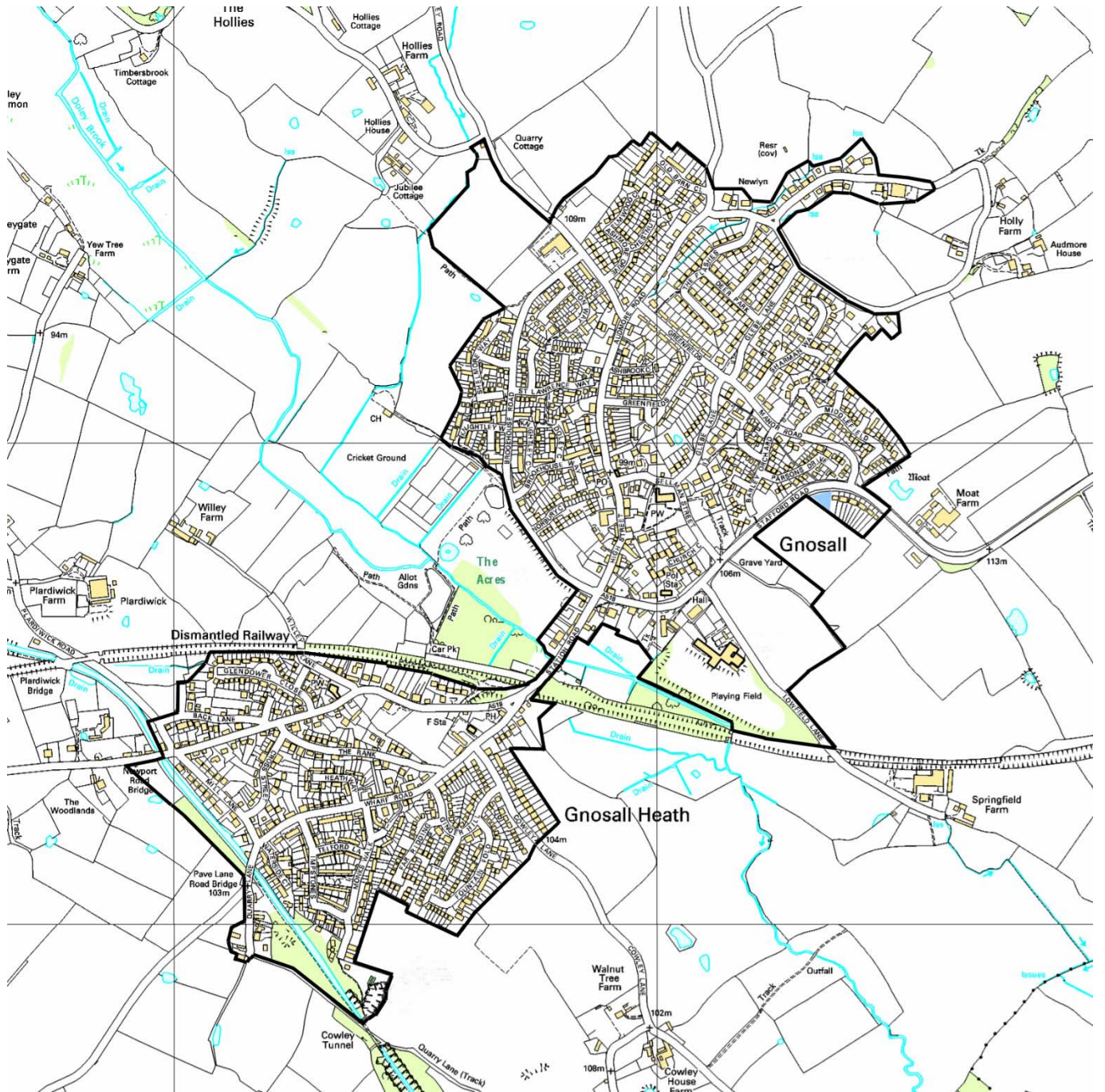
6.12 Furthermore, to adopt a policy approach as envisaged in the other spatial development options, which defined a new Settlement Boundary but then also provided encouragement for land release outside that new Settlement Boundary would appear contradictory and confusing. Nor would it provide the sort of certainty which a planning policy document should provide.

6.13 Any housing proposals for development of sites outside the newly defined Settlement Boundary would therefore need to be considered on their own merits but from the starting point of being contrary to policy.

Policy 7 – Settlement Boundary

Map 6 shows the defined Settlement Boundary for Gnosall and Gnosall Heath in accordance with the Plan for Stafford Borough, of which development within the settlement boundary will be supported.

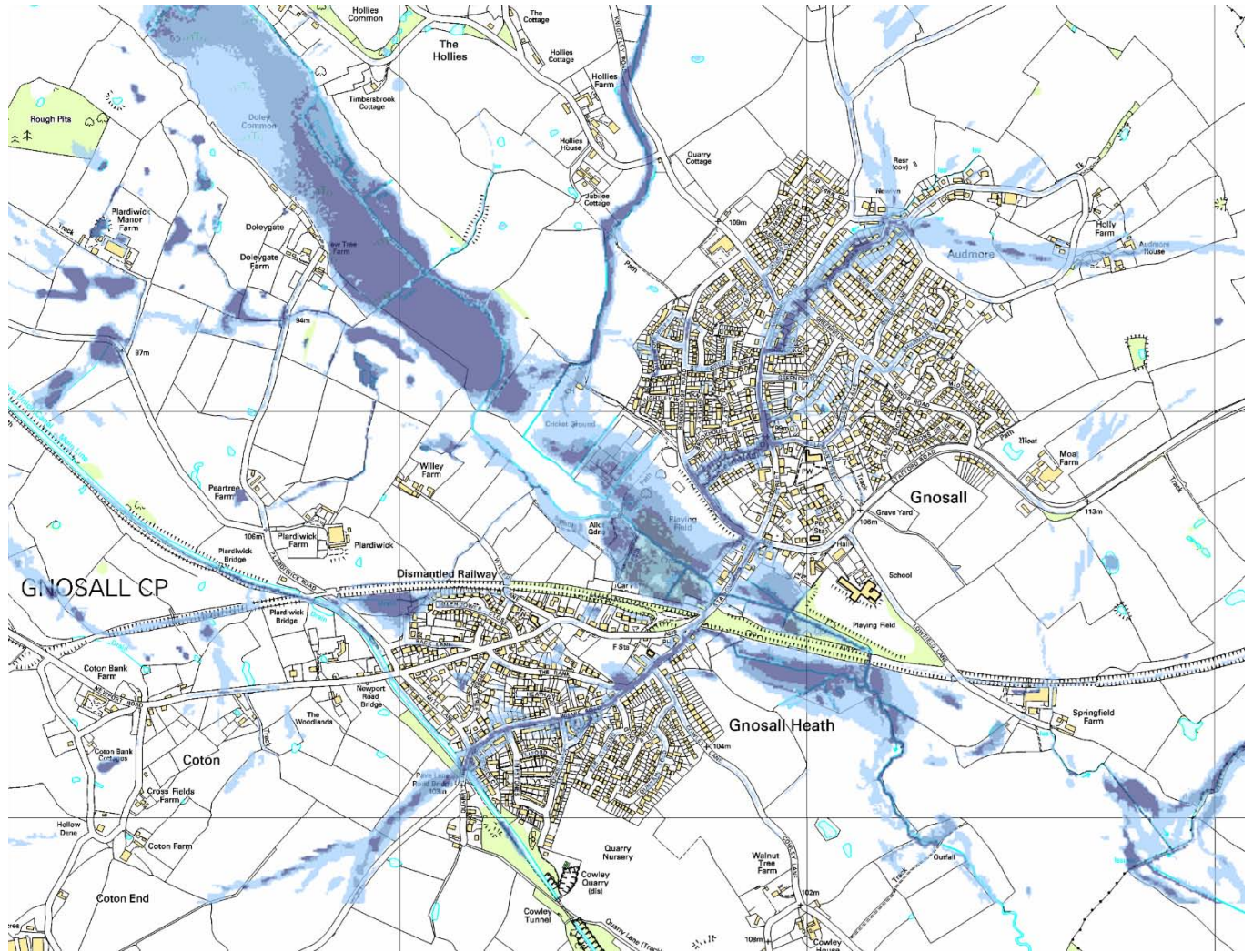
Map 6: Settlement Boundary



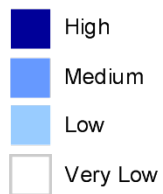
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Map 7: Gnosall Surface Water Flood Risk

Source: SBC Strategic Flood Risk Assessment 2014



Gnosall & Gnosall Heath - Risk of Flooding From Surface Water



Map 8: Agricultural Land Classification



GRADE DESCRIPTION

1 Excellent

2 Very Good

3 Good to Moderate

4 Poor

5 Very Poor



7. Green Infrastructure and Recreation

7.1 Being a rural Parish, in the heart of Staffordshire, it is clear from responses to the January 2014 community survey and the consultation on the December draft Plan that this geographical context is highly valued by local residents and represents the very essence of life in the Parish.

7.2 While Gnosall and Gnosall Heath are the main settlements and therefore house the main population and services, the outlying smaller settlements and the wider rural area are fundamental components of the Parish and provide the tranquil, attractive rural context which encourages so many residents to stay and which also attracts new residents. Establishing an appropriate Settlement Boundary is a key means of safeguarding the Village and Parish character. However, it is also important to protect specific environmental assets which are also locally valued.

7.3 Green infrastructure is a broad term that includes the more obvious local green areas such as 'The Acres' and the 'former railway line' as well as more incidental areas of managed verges and open spaces within housing areas. Gnosall's green infrastructure covers both the built networks for sustainable transport (public rights of way, cycle paths and bridleways) and naturally occurring wildlife corridors, habitat and eco-systems.



7.4 Matters relating to the environment and the environmental quality of the village and surrounds generally were explored in the January 2014 community consultation survey. A majority expressed a high degree of satisfaction with the Parish environs and the consultation revealed a significant engagement in a range of outdoor activities. The natural environment is held in high regard and respected by parishioners.

7.5 The issue of environmental quality is woven into almost every aspect of people's perception and views of the Parish. It is clear that when people express concerns about new house building, employment provision, transport, highways and many other matters; what they are implicitly concerned about is the quality of the environment.

7.6 The PFSB addresses a number of environmental issues and in particular sets out detailed policies for the protection and enhancement of the areas in the Borough defined by statutory designation. Doley Common Site of Special Scientific Interest (SSSI) is already designated for protection under wildlife legislation and the two long established Conservation Areas in Gnosall are also already protected under planning law. These two Conservation Areas are Gnosall Conservation area in the village and the Shropshire Union Canal Conservation Area at Gnosall Heath, which is part of the longer, linear Shropshire Union Canal Conservation Area running through Staffordshire. There are also a number of Listed Buildings within Gnosall which are protected under existing laws. These features are shown for information purposes on Maps 4 and 5. Detailed records are held on databases at the Borough and County Councils. Public Rights of Way are also already protected through Highways legislation and planning policies in the PFSB but additional local policy protection is proposed below. The connections of all the built areas in the Parish to the surrounding countryside are highly valued by residents.

7.7 Gnosall is a largely rural parish, predominantly comprising of intensively managed grassland and arable farmland. However, the local countryside contains a

number of valuable wildlife habitats, particularly wetlands along the Doley Brook, scattered ancient woodlands and unimproved grasslands. The most significant area is the Doley Common Site of Special Scientific Interest (SSSI) situated northwest of the village. This wetland is one of a series of regional meres and mosses that includes the nearby peat land SSSIs at Aqualate and Loynton Moss.

The parish also contains a number of Sites of Biological Interest (SBI). These are designated for their local importance as they represent some of the best remaining areas of semi-natural habitat in the county. The wetland along Doley Brook is also selected as a Biodiversity Alert Site. Although not yet designated, this habitat is arguably of grade one SBI quality following recent habitat restoration work. Sites of environmental importance within the parish are identified on Map 9.

PFSB policy N5 already provides protection these sites, therefore no additional policy is required in this Plan. However, landowners and developers need to be aware of any constraints which apply. Detailed records of nature conservation sites are held by Stafford Borough Council (see Table 2 below) and Staffordshire County Council.

Table 2: SBC SBI References for Gnosall

82/30/03	Doley Brook
81/06/77	Walton Wood
81/09/36	Broadhill Common
82/10/56	Coton (north of)
82/12/91	Hollies Common
72/94/84	Ball's Rough and Gorsey Covert
82/03/62	Wood Brook Bank
82/11/27	Rough Pits
71/99/91	Polesworth and Lindore Woods
71/88/70	Outwoods Bank
72/90/48	Pollymoor Wood



7.8 The policies below recognise the fundamental role that green infrastructure and the natural environment play in creating an identity for Gnosall Parish. They also acknowledge that the environment is inextricably linked to local economic prosperity, the health and well-being of those living in Gnosall and the attraction of the village as a place to live.

7.9 Gnosall village is fortunate in having local green space within and adjoining the built up area of the village as well as access to the countryside around it.

Recreation

7.10 In terms of formal recreation facilities, Gnosall is served with play areas, sports fields and community buildings which are also used for organised health and fitness activities. Until recently, the primary school accommodated a small swimming pool. This loss was a major concern for the village and replacement recreational resources are therefore seen as a key priority for investment, as identified in section 8 and policy 14.

7.11 Gnosall Heath has very good access to the canal, to the 'old railway line' and other good walking routes. However, it is lacking in a children's play area, although the play area at Gnosall is not too far away.



Policy 8 - Enhancing, protecting and, where possible, increasing informal and formal Recreation Provision.

The retention and improvement of existing informal and formal recreational resources will be supported.

The provision of an area for recreation in Gnosall Heath will be particularly supported should opportunities arise and should incorporate a children's play area in addition to a facility for casual sports.

Rights of Way and the Countryside

7.12 The NPPF expects planning policies to help protect and enhance public rights of way and access. Wherever possible, opportunities to provide better facilities for users, for example by adding links to existing rights of way networks should be sought.

7.13 Gnosall Parish has an extensive system of public footpaths, cycle ways and bridleways. These rights of way are a valuable resource, providing an essential leisure and recreational function. They are highly valued and regularly used by the local community.

7.14 The diversion and/or closure of footpaths remains the responsibility of the Highway Authority. However, the Parish Council should be consulted on any proposals, resisting development proposals that would adversely affect the amenity of

footpaths unless an adequate alternative route for the right of way is provided.

Policy 9 - Protecting and Enhancing Rights of Way

Any new developments should ensure that all existing footpaths, bridleways, cycle ways and other rights of way that they will impact upon are retained.

In addition, wherever possible, local improvements and extensions to the existing rights of way network will be sought as part of any development proposals.

Policy 10 - Open Countryside

Support will be given to innovative and creative land management measures that protect and enhance the intrinsic value of the countryside around Gnosall and Gnosall Heath. Allowing for improved public access and connections between the rural and built-up parts of the Parish.



Local Green Space

7.15 Local Green Space is defined in national planning policy (the NPPF) and national planning guidance (the NPPG) as being a designation which is a way to provide special protection against development for green areas of particular importance to local communities. By designating land as 'Local Green Space' local communities are able to rule out new

development other than in very special circumstances. However, in order to justify protection by way of special designation such areas need to meet relevant criteria set out in national guidance and usually also require the co-operation of landowners. National advice states that Local Green Space designation will not be appropriate for most green areas or open space and that the designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- 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; and
- where the green area concerned is local in character and is not an extensive tract of land.



7.16 The Acres wildlife area and the adjacent allotments between Gnosall and Gnosall Heath are popular facilities owned and managed by the Parish Council. They are highly valued, having been the subject of considerable investment and grant funding over recent years. These are clear candidates for Local Green Space designation, which is supported by the Parish Council as owners. There is also the Village Green on Brookhouse Road and other areas which are locally valuable and already benefit from a degree of policy protection through the PFSB by being defined as green infrastructure as shown on Map 10, meaning that designation in this

Plan as Local Green Space would be consistent with Local Plan policy.

7.17 The 'Audmore Loop' (The Horseshoe) to the north of Gnosall makes a significant contribution to the character and visual qualities of the village, and provides informal opportunities for exercise and recreation. It serves as a popular circular rural walk linked to public rights of way. This loop circuit benefits from fine views which provide a valued rural setting for the village. The farmland within 'The Loop' is privately owned and has been used in the past by the community with landowner's consent, due to its accessibility and suitability, especially for activities requiring open land. However, it is currently private land in agricultural use; with the landowners strongly objecting to designating it for specific protection in the December 2014 draft Plan. Similarly, an area of private agricultural land east of Plardiwick Road and immediately south of the former railway line, running down to a ditch line in the middle of the field was also proposed for special protection in the draft Plan but met with objections from the landowner. The Environment Agency, in response to the draft Plan, has advised that the Plardiwick Road land is subject to flooding and therefore would not be suitable for development in any case.

7.18 The Audmore Loop land and the land east of Plardiwick Road will therefore continue to be excluded from the Settlement Boundary rather than by site specific Local Green Space designation.

Policy 11 - Local Green Spaces

Special recognition, positive enhancement and protection from development is given to the areas of Local Green Space identified on Map 10.

This positive protection is based on adherence to the following principles:

- to conserve and enhance the special character, heritage and distinctiveness of the areas and**

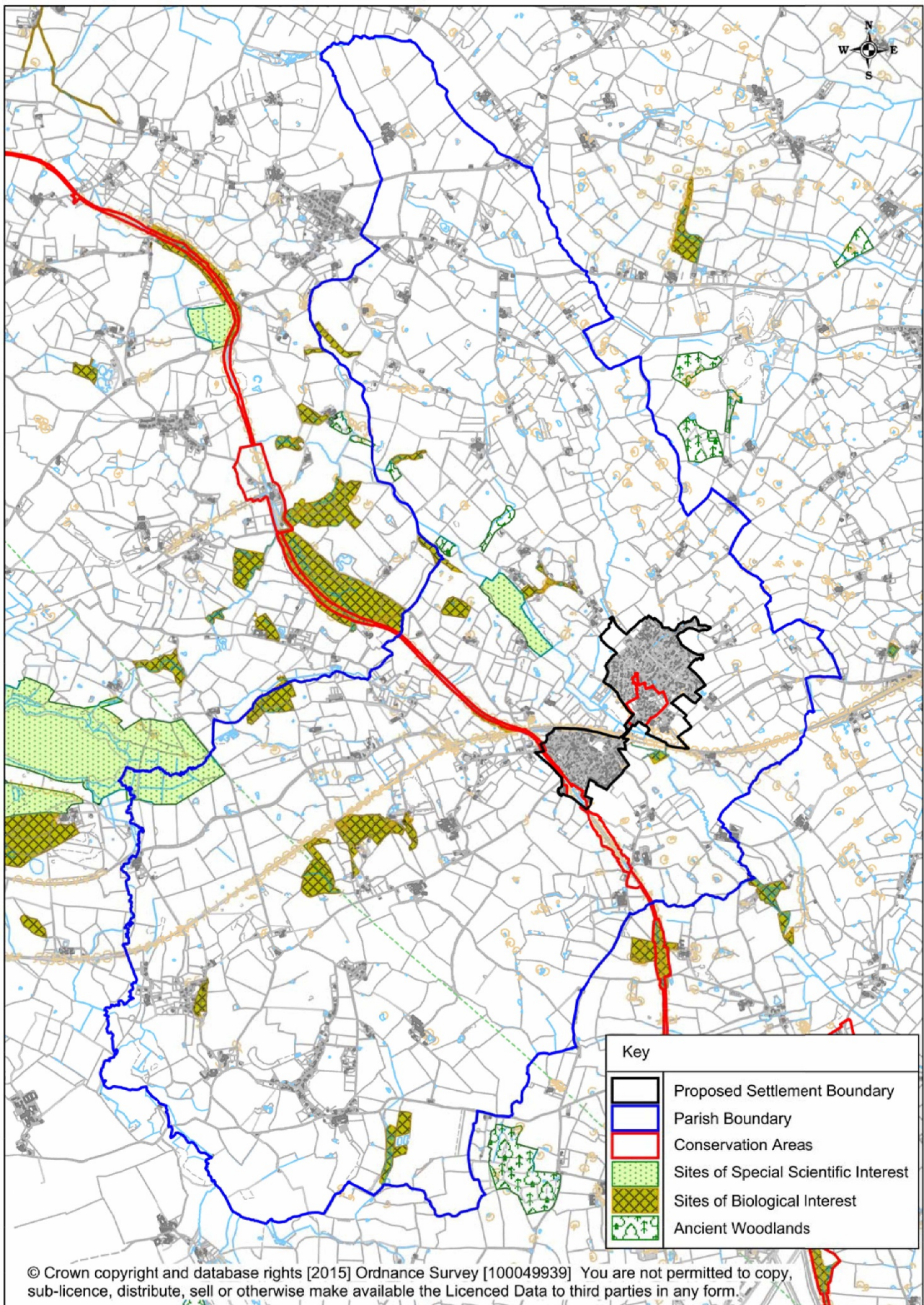
their recreational value to the community;

b) to conserve and enhance viewpoints and safeguard views out of the areas;

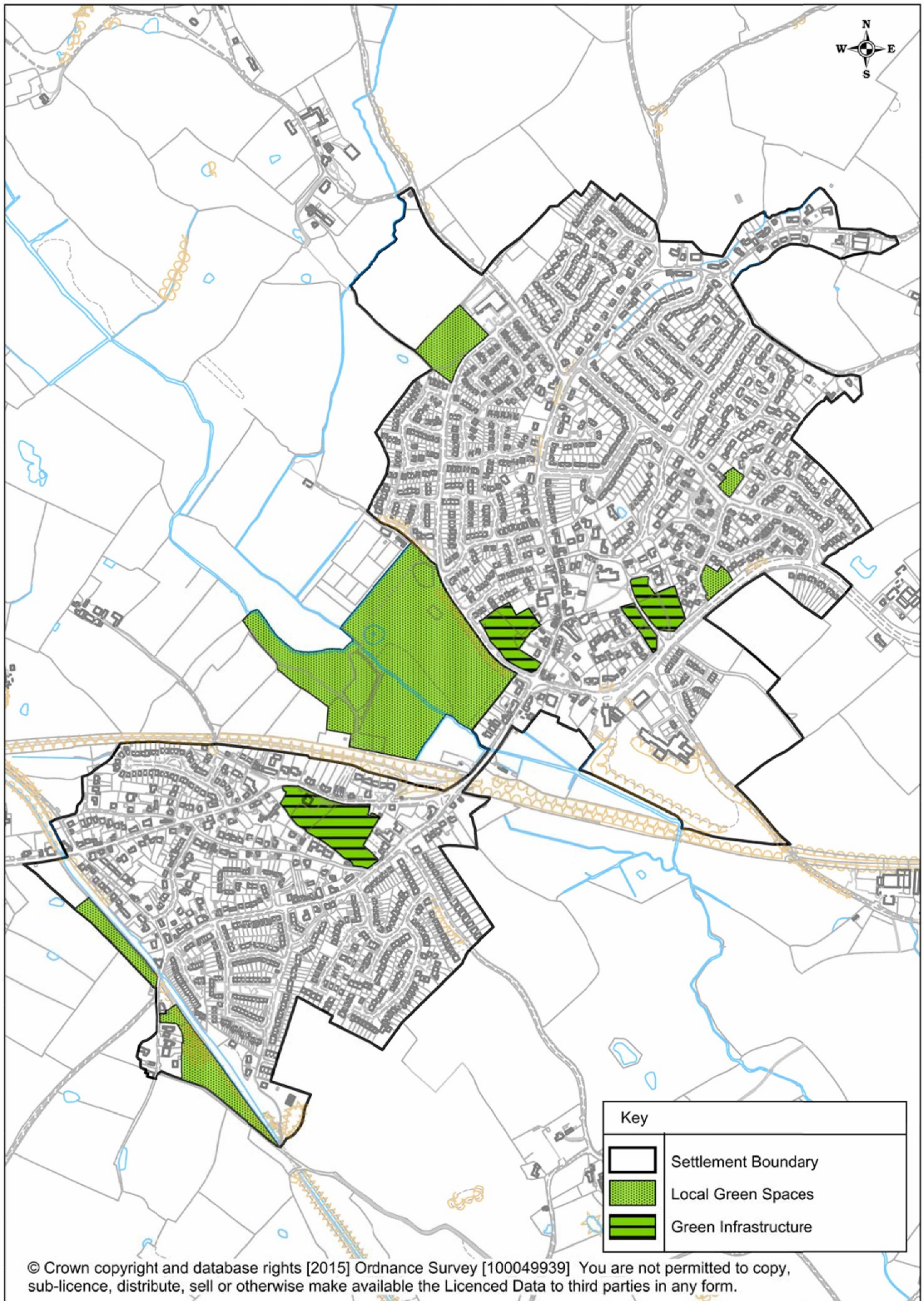
c) to promote improved access to the areas and enhancement to rights of way.



Map 9: Sites of Environmental Importance



Map 10: Local Green Space (Protected)



8. Planning Obligations and Local Infrastructure Priorities

8.1 Section-106 planning obligations are used to address the impacts of new development. They are legally binding and for Gnosall comprise either an agreement between Stafford Borough Council and a developer or a unilateral undertaking made by a developer. They can be used to specify the nature of developments (for example, requiring a portion of housing to be affordable), compensate for loss or damage created by a development (for example, loss of open space), or address a development's impact (for example, through a contribution towards public realm improvement). They can involve a financial or non-financial obligation.

8.2 The scope of agreements is set out in the NPPF. Matters agreed as part of any Section-106 must be necessary to make the proposed development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. That said, it has been accepted in a number of cases nationally, including cases decided by the Secretary of State at appeal, that community funding provisions can also be incorporated into the terms of Planning Obligations provided they are not used as a reason to grant planning permission.

8.3 The Community Infrastructure Levy (CIL) will largely replace Section-106 planning obligations as the way in which developments contribute towards providing the new infrastructure that support new development. Once a CIL charging schedule has been adopted by Stafford Borough Council or by April 2015 (whichever is the sooner) SBC will not be able to pool more than five separate planning obligations to pay for one item of strategic off-site infrastructure. The intention of the CIL Regulations is that Section-106 planning obligations should mainly be used to secure site specific infrastructure which is needed to directly address the impact of development.

8.4 CIL funds are collected by Stafford Borough Council as the relevant collecting authority. The collecting authority can also choose to pass CIL receipts to other infrastructure providers in order to contribute towards the provision of infrastructure that it is unable provide itself. CIL will be used by Staffordshire County Council to fund Highways and Schools, it could also be used by other bodies such as the Staffordshire Fire Authority if a new fire station were required, or by a government body such as the Environment Agency if new flood defences were required.

8.5 A meaningful proportion of the CIL must also be devolved to the locality for allocation to local priorities. This proportion is set at 15% by the Government for Parishes without a Neighbourhood Plan, rising to 25% for Parishes with a Neighbourhood Plan in place.

8.6 The following policies aim to address these issues and to provide strong encouragement for a greater involvement of the local community in planning decisions and in any negotiated provisions and funding generated by development within the Parish. This is in line with Government Localism initiatives and planning policy which seek to promote greater community involvement in planning and greater benefit to local communities when development is proposed in their area.

Policy 12 - Pre-application discussions

Applicants and the Local Planning Authority are strongly encouraged to actively engage with the Parish Council in respect of pre-application discussions relating to planning applications within the Parish area. The comments of the Parish Council shall be given full and proper consideration.



Policy 13 - Consultation on draft Planning Obligation terms

Applicants and the Local Planning Authority are strongly encouraged to consult with the Parish Council in respect of the draft heads of terms and detailed provisions of any proposed Planning Obligations under S-106 of the Town & Country Planning Act which are intended to be attached to planning permissions for development within the Parish area. This shall be to ensure that, as far as possible, any relevant financial provisions shall be ring-fenced for use off-site within the Parish.

Policy 14 - Local Priorities for Infrastructure in Gnosall

The financing and delivery of the following infrastructure projects using the Parish Council's proportion of the

Community Infrastructure Levy, financial contributions through Planning Obligations and any other sources funding will be prioritised as follows:

1. A new community centre or major redevelopment of the existing Grosvenor Centre.
2. A third phase of 'The Acres' to enhance recreation facilities.
3. Recreational facilities, such as an all-weather sports pitch or a skate park, to meet the needs of young adults in the village.

These priorities will be reviewed by the Parish Council at least every five years through the plan period to 2031 and will be consulted on prior to any change.



Glossary

Local Green Space: defined in national planning policy (the NPPF) and national planning guidance (the NPPG) as being a designation which is a way to provide special protection against development for green areas of particular importance to local communities. To be successfully designated they should meet relevant criteria set out in national guidance and usually also require the co-operation of landowners.

NPPF: the 2012 National Planning Policy Framework.

NPPG: the National Planning Practice Guidance - an on-line national planning guidance resource.

KSV: Key Service Village (as defined in the Plan for Stafford Borough).

LPA: the Local Planning Authority. The public authority whose duty it is to carry out specific planning functions for a particular area. In respect of Gnosall and Stafford Borough, this means Stafford Borough Council.

Neighbourhood Plan: a voluntary planning policy document which can be produced by a Qualifying Body, under the Neighbourhood Plan Regulations. When approved ("made") it becomes part of the development plan for the area, in addition to the Local Plan for the area, which in this case is the Plan for Stafford Borough produced by Stafford Borough Council.

Neighbourhood Plan Qualifying Body: the legal qualifying body with powers to be able to produce a Neighbourhood Plan under the Neighbourhood Planning Regulations - in this case it is Gnosall Parish Council.

PFSB: the Plan for Stafford Borough, 2011 – which is the Local Plan for the area, produced by Stafford Borough Council in their role as the Local Planning Authority.

SBC: Stafford Borough Council.

SEA: Strategic Environmental Assessment (Environmental Assessment of Plans and Programmes Regulations 2004).

SHLAA: Strategic Housing Land Availability Assessment (produced by Stafford Borough Council).

HRA: Habitats Regulations Assessment (Conservation of Species and Habitats Regulations 2010).

SA: Sustainability Appraisal – a requirement of the Local Plans process.

Screening Assessment: An assessment to consider any requirements under the Habitats Regulations and Environmental Assessment of Plans and Programmes Regulations, in accordance with EU Directives.

Basic Conditions Statement: a required document under the Neighbourhood Plan Regulations to show how a Neighbourhood Plan meets the necessary legal requirements.

Consultation Report: a required document under the Neighbourhood Plan Regulations to explain how consultation has been carried out and comments taken into account.

Conservation Area: an area of special architectural or historic interest designated for protection by the Local Authority (Stafford Borough Council) under the Planning (Listed Buildings and Conservation Areas) Act 1990. In Gnosall there are two Conservation Areas: the Gnosall Conservation Area in the old centre of Gnosall and another along the Shropshire Union Canal. The canal conservation area is part of the much longer Shropshire Union Canal conservation area running through Staffordshire.

SSSI: Site of Special Scientific Interest – a type of biological or geological site designated for protection under the Wildlife and Countryside Act 1981.

SBI: Site of Biological Interest.

GNP: Gnosall Neighbourhood Plan.

RDB: Residential Development Boundary (terminology from the previous Stafford Borough Local Plan).

SB: Settlement Boundary (terminology from the Plan for Stafford Borough 2011). The defined Settlement Boundary for Gnosall establishes a development boundary such that development inside the SB is considered acceptable, in principle, in contrast to development outside it. However, even within the SB, specific development proposals in planning applications still need to be acceptable in terms of details and site specific considerations.

CIL: Community Infrastructure Levy - a type of financial charge on planning permissions which may be introduced by SBC under recent national legislation.

S-106: Section 106 of the 1990 Town & Country Planning Act, which enables legal agreements known as Planning Obligations to be entered into in connection with planning permissions.

Windfall sites: sites which are not specifically allocated for development in planning policy documents but which become developed through successful, opportunistic planning applications by or on behalf of landowners.



Gnosall Post Office staff 1910



Old Stacey's - 2014