



**The Plan for Stafford Borough Part 2–  
Examination Statement  
– Issue 3 –  
Settlement Boundaries: Policy SB1**

**June 2016**

## Issue 3: Settlement Boundaries: Policy SB1

### 3.1 Criteria for determining the proposed settlement boundaries:

- (i) *Are the criteria set out in paragraphs 2.11-2.23 appropriate to define the extent of the areas within the settlement boundaries to accommodate the necessary development, so as to enable the delivery of the objectively assessed housing requirement for Stafford Borough, as set out in PSB1?*

3.1.1 The Borough Council considers that the criteria set out in paragraphs 2.11 – 2.23 of the Plan for Stafford Borough Part 2 (P2-A1), hereafter ‘Part 2’ to be sound in the context of Spatial Principle 7 (SP7) of the Plan for Stafford Borough 2011- 2031, hereafter referred to as ‘Part 1’ (P2-C1). Policy SP7 states that Settlement Boundaries will be established and that development within those boundaries will be acceptable in principle.

3.1.2 The settlement boundaries have been prepared in the context of the criteria from SP7 of Part 1 (P2-C1). In addition, paragraph 2.11 of Part 2 (P2-A1) sets out the list of other factors which have been taken into account, which provide more detailed practical criteria, consistent with SP7. These are explained in more detail from 2.13 to paragraph 2.23. The Council considers that boundaries are appropriately defined.

3.1.3 The extent of the necessary development is set out in Part 1 (P2-C1) and the housing requirement for Stafford Borough is 10,000 new houses over the Plan period 2011-2031, with Spatial Principle 2 stating that this should be delivered at a rate of 500 dwellings per year. This figure does not represent a ceiling or maximum, but establishes the context against which necessary supporting infrastructure can be planned. This development is to be delivered through the Sustainable Settlement Hierarchy in accordance with Spatial Policy 3 and in accordance with the distribution set out in Spatial Principle 4. Reference to these policies is set out in paragraphs 2.1 and 2.2 of Part 2 (P2 –A1).

**Table 1 Settlement hierarchy - as at 31 March 2016**

	<b>SP4 figure based on SP2 (500 per year)</b>	<b>Current position</b>	<b>% over SP4</b>
Stafford	7,000	7,752	10.7
Stone	1,000	1,138	13.8
KSV	1,200	1,358	13.2
Rest of the Borough Area	800	859	7.4
<b>Total</b>	<b>10,000</b>	<b>11,107</b>	<b>11.1</b>

3.1.4 As Table 1 (P2-L21) demonstrates, significantly more houses are likely to be delivered than the target of 10,000 houses over the Plan period. This therefore confirms that the extent of the settlement boundaries proposed

for Stafford, Stone and the Key Service Villages (KSVs) will deliver the Objective Assessment Need (OAN) housing requirement.

- 3.1.5 Part 1 (P2-C1) has a 'start date' of 2011, and since then, a number of planning permissions have been granted within the settlement hierarchy, many of which have been considered acceptable under the interim criteria set out in SP7 of Part 1 (P2-C1). These are identified in P2-J1 to P2-J9 and the settlement boundaries have been drawn to take account of these planning commitments.
- 3.1.6 Following the adoption of Part 1 (P2-C1), a number of Neighbourhood Plans have progressed through Examination to establish the settlement boundaries in context of the Development Plan, namely: Gnosall, which has been 'made' (P2-D1); Eccleshall (P2- D10), to be 'made' on 19 July 2016; Colwich (incorporating Great Haywood, Little Haywood and Colwich) (P2-D18 to P2-D23); and at Hixon (P2-D24 to P2-D29). The settlement boundaries in Part 2 (P2-A1) for Gnosall (P2-A6); Eccleshall (P2-A5); The Haywoods (Colwich) (P2-A8) and Hixon (P2-A9), have all been drawn so that they are aligned with the respective Neighbourhood Plans.
- 3.1.7 Two representations have been received specifically in relation to paragraph 2.11. Firstly a representation proposes allocation of a group of houses at Brancote Row, located at the crossroads of Tixall Road and Baswich Lane within the Stafford Settlement Boundary. It is asserted that the Borough Council has not applied its own methodology by not including the land. The Council responds as follows. Reflecting the consultation on the Proposals document (P2-G1), the settlement boundary along the eastern edge of Stafford has been amended to include Weston Academy and the cemetery so that it runs along Blackheath Lane, as it is considered a 'Recognised Physical Feature' and is a defensible boundary. The inclusion of the houses at this crossroads within the settlement boundary of Stafford, would weaken the boundary at this point, and for this reason the Council considers that it has applied the methodology correctly as outlined in paragraph 2.11. Furthermore, land at one Brancote Row has been subject to a recent appeal for the subdivision of the existing plot to create a three bed detached property. The appeal was dismissed (P2- L15) as the Inspector assessed the proposal against the criteria set out in policy SP7 (P2-C1) and considered that it failed and was outside of Stafford.
- 3.1.8 Secondly, a representation has been received from the landowner of the Stafford North Strategic Development Location, who seeks the boundary to be amended to include additional land for houses. As demonstrated in Table 1, it is likely that significantly more houses will be delivered than the target of 10,000 homes considered through Part 1 and agreed (P2-C1). This is a greenfield site and policy SP7 (P2-C1) seeks to maximise the use of brownfield sites, and only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released. The same representation has also been made in respect of paragraph 2.20.

- 3.1.9 A representation has been received from Cannock Chase Area of Outstanding Natural Beauty Joint Committee requesting that paragraph 2.18 and 2.19 on 'environmental and landscape designations' should be expressed as policy rather than supporting text. Part 1 (P2-C1) has a range of policies to protect the natural environment and landscape designations including Policy N4 (the natural environment and Green Infrastructure); Policy N5 (sites of European, National and Local Conservation Importance), Policy N6 (Cannock Chase Special Area of Conservation); Policy N7 (Cannock Chase AONB) and Policy N8 (landscape character). The Council therefore does not consider that a further policy is required.
- 3.1.10 Cannock Chase Council has submitted a representation stating that paragraph 2.19 is too rigidly worded and does not allow for any flexibility in terms of enabling the consideration of Green Belt in relation to the cross boundary needs of a neighbouring district. Suggested rewording is proposed to the paragraph which makes reference to Duty to Co-operate and the potential need to review the Green Belt around Rugeley. A representation has been received with regard to allocating Green Belt land adjacent to Rugeley for residential use. The National Planning Policy Framework (P2-F1) sets out the government's commitment to maintaining areas of Green Belt (paragraphs 79- 91) and states that these designations should only be reviewed in exceptional circumstances (paragraph 83). There has been no need to review the Green Belt within Stafford Borough, as land is available in locations outside of the Green Belt to meet the development needs of the Borough. It has been accepted through the Duty to Co-operate that this is a strategic matter which would need to be dealt with in a review of Part 1 of the Plan, rather than one which relates directly to the delivery of this detailed Part 2. Therefore the Council does not agree to amend Part 2 (P2-A1).

**(ii) *Are the boundaries drawn in accordance with these criteria?***

- 3.1.11 The Council considers that the boundaries for Stafford, Stone and the Key Service Villages have been drawn in accordance with the criteria in order to deliver the necessary development associated with Part 1 (P2-C1). Paragraphs 2.24 to 2.26 provide a rationale for the boundaries' location. An explanation and justification for each settlement boundary is provided between paragraphs 2.39 and 2.66.
- 3.1.12 As stated in paragraph 3.1.5 the settlement boundaries have been drawn to include land that has planning consent for development, as listed in P2-J1 to P2-J9, and also where applicable in accordance with the Neighbourhood Plans which have been prepared by the local community.

### **3.2 Overall capacity within the proposed settlement boundaries:**

***Is the overall capacity within the proposed settlement boundaries, having regard to the latest housing land supply situation, and taking into account constraints such as areas of importance for nature conservation, tree preservation orders and other environmental considerations, sufficient to satisfactorily accommodate the objectively assessed housing requirement for Stafford Borough, as set out in PSB1?***

- 3.2.1 The Council considers that there is overall capacity within each of the settlement boundaries to accommodate the objectively assessed housing requirement, as set out in Part 1 (P2-C1).
- 3.2.2 Table 1 (P2–L21) demonstrates that the position as of 31<sup>st</sup> March 2016 is that provision is likely to significantly exceed the 10,000 houses over the plan period, with 11,107 houses either completed, committed through planning permissions or allocated through the SDLs, since the start of the Plan period.
- 3.2.3 As stated in paragraph 3.1.5 the settlement boundaries have been drawn to include land that has planning consent for development as listed in P2-J1 to P2-J9. The Council has recently published the ‘Stafford Borough Council Statement of Five Year Housing Land Supply (at 31st March 2016)’ (P2- L1) (5YHLS). To assess the delivery of the larger sites (i.e. where there are more than 10 dwellings), the Council contacted the relevant developers to determine the progress of each site and when it is likely to be delivered. The 5YHLS presents two options for the 5 year land supply calculation, one based on the Liverpool approach and one based on the Sedgefield approach. Using the Liverpool approach the information in this report shows that the Council has a total supply of 7.02 year’s deliverable housing land available. Using the Sedgefield approach the information in this report shows that the Council has a total supply of 6.76 year’s deliverable housing land available. The Council therefore considers that there is sufficient land identified within the settlement boundaries to easily accommodate the Objective Assessed Need (OAN) requirement for the Borough.
- 3.2.4 It is also important to note that it is extremely likely that other ‘windfall’ sites will become available during the rest of the Plan period. This could well occur through proposed changes from office to residential use and other areas within the settlement boundaries, for example land between Beaconside and Sandon Road, Stafford where 120 new dwellings are proposed.

3.2.5 Plans P2 L3-L14 show the environmental constraints of Stafford, Stone and the Key Service Villages overlaid on the Settlement Boundaries maps. This includes areas of importance for nature conservation, tree preservation orders and flooding areas. These constraints were taken into account when establishing the Settlement Boundaries.

### **3.3 Flexibility within the proposed settlement boundaries**

***Is there a case for flexibility within the proposed settlement boundaries in the light of the likely delivery of the housing requirement as set out in PSB1? If the answer is yes:***

***i) What should the appropriate level of flexibility be for Stafford Borough?***

3.3.1 The Council considers that the settlement boundaries that have been drawn for Stafford, Stone and the KSVs, adequately provide scope to meet the housing requirement set out in Part 1 (P2-C1), as demonstrated through the latest 'Stafford Borough Council Statement of Five Year Housing Land Supply (at 31st March 2016 (P2- L1). This capacity is demonstrated through windfalls, existing planning consents, completions and the significant housing allocations at the Strategic Development Locations in Stafford and Stone. Therefore the boundaries do not represent a constraint to the meeting of housing or other development needs: they do not need to be relaxed to accommodate further development requirements, and there is no need for flexibility in interpretation or designation.

3.3.2 A number of representations have been received stating that the 10,000 new homes to be delivered through the plan period is a not a ceiling or a maximum. The Council notes this, however the adopted Plan (P2- C1) has been prepared to ensure that growth is supported by appropriate infrastructure provision. At this stage the housing target has been exceeded, with the latest figure being 11,107 (P2-L21). Therefore the Council does not consider that additional development through the release of greenfield land should be facilitated, based on the infrastructure evidence currently available.

3.3.3 It is important to note the Five year Housing Land Supply Statement (P2-L1) has a 20% buffer approach for housing development to ensure on-going delivery. The settlement boundaries provide capacity, as demonstrated by the housing numbers, in excess of this figure to date (P2-L21). Furthermore the 2012-household projections reduce the annual requirement to 349 new households per year, thus demonstrating that the

objectively assessed need figure in the adopted Plan (P2- C1) continues to be robust.

***(ii) Do the proposed settlement boundaries provide for this level of flexibility?***

3.3.4 As demonstrated through the latest 5YHLS (at 31st March 2016 (P2- L1), the settlement boundaries provide substantial capacity for development. Therefore the settlement boundaries drawn are sufficiently robust, and do not need to be made more flexible, as the housing requirement in the adopted Plan (P2-C1) will be accommodated.

3.3.5 A number of representations have been received questioning the delivery of the Strategic Development Locations (SDLs) at Stafford and Stone. When drafting the 5YHLS (P2-L1), the Council contacted all the developers of the SDLs, to ascertain the progress of each site and when it is likely to be delivered. The 5YHLS presents two options for the 5 year land supply calculation, one based on the Liverpool approach and one based on the Sedgefield approach. Using the Liverpool approach the information in this report shows that the Council has a total supply of 7.02 year's deliverable housing land available. Using the Sedgefield approach the information in this report shows that the Council has a total supply of 6.76 year's deliverable housing land available. The Council therefore considers that there is sufficient capacity identified within the settlement boundaries, and there is no need for additional flexibility, to accommodate the OAN requirement for the Borough.

***(iii) If not, which settlements should have their boundaries extended to provide the required level of flexibility and where/by what amount?***

3.3.6 For the reasons set out above, the Council does not consider that any of the settlements should have their boundaries amended to provide additional capacity or flexibility. The Council does not consider there is a need for the release of further greenfield land beyond the settlement boundaries. The settlement boundaries have been established using the criteria set out in SP7 (P2-C1) and the methodology set out in paragraph 2.11 (P2-A1).

3.3.7 As demonstrated in Table 1 (P2-L21), the amount of housing currently committed at Stone and the Key Service Villages are 13.8% and 13.2% over the target set out in Spatial Principle SP4 (P2-C1) respectively. Past experience in the Borough shows that it is important that new development in the lower levels of the hierarchy is not allowed to significantly exceed the proportional split set out in adopted Policy SP4 as this would significantly distort the intended sustainable growth pattern,

seriously undermining the adopted Local Plan (P2-C1) by allowing a greater level of housing which is not in accordance with the genuinely plan-led approach advocated in paragraph 17 of the National Planning Policy Framework (P2-F1). This is the reasoning behind the Spatial Principle SP4 proportions, which were fully debated and resolved at the Examination into Part 1 of the Plan.

3.3.8 The proportion of development committed at each level of the hierarchy obviously changes regularly as new residential developments are granted permission. Trends can, however, be observed. The Housing Monitor 2016 'Land for New Homes' (P2-L19) provides an analysis of the provision and delivery of new dwellings facilitated by the Borough Council under the adopted Plan for Stafford Borough (P2-C1).

3.3.9 Table 2 below compares the proportion of completions from the annual housing monitor reports 2011 – 2016 Land For New Homes (LFNH) (P2 E1- E9 and P2 L19) as well as the proportions achieved under the previous 1996 – 2011 Local Plan.

**Table 2**

	Stafford %	Stone %	KSVs %	Rural %
2016 LFNH	42	16	29	13
2015 LFNH	47	7	24	22
2014 LFNH	52	8	14	26
2013 LFNH	47	15	-	38*
2012 LFNH	28	15	-	57*
2011 LFNH	65	6	-	29*
Stafford Local Plan 1996-2011	52	12	16	20

\* Key Service Villages (KSV's) were not separately counted to the rest of the rural area

3.3.10 It can be seen from Table 2 that in terms of annual completions Stafford Town has consistently been lagging behind the target figure set out in SP4 for 70% of all new housing developments to be located within Stafford Town and that this has continued beyond the adoption of the plan in 2014. It is clear that although the use of greenfield land is required to meet the Council's housing objectives there are sufficient sites identified through the plan making process such as the SDLs and in existing commitments to deliver the housing requirements for Stafford Borough and therefore there is no requirement to release further greenfield sites.



**3.4 Specific settlement boundaries: In the light of the above considerations, are any of the proposed settlement boundaries inadequately drawn? If so, which of the following settlement boundaries should be redrawn, in terms of specific sites and development capacity?**

3.4.1 The Council considers that the proposed settlement boundaries have been appropriately drawn and do not require amendment. This conclusion is based on the context of the work set out above which demonstrates that there is sufficient capacity and flexibility to deliver the housing requirements.

**a) Stafford**

3.4.2 The settlement boundary for Stafford has been established through a methodology based upon the guidance and requirements set out in adopted Spatial Principle SP7 (P2-C1) and the criteria set in paragraph 2.11 of Part 2 (P2-A1). A detailed description of the settlement boundary for Stafford is set out in paragraphs 2.40 - 2.44 of Part 2 (P2-A1). Paragraph 3.3.10 above concludes that there is no need for any general relaxation of the boundary as proposed, given the capacity which exists within the proposed boundary to achieve the scale of development intended for Stafford in the approved Plan.

3.4.3 A number of representations have been received proposing the amendment of the boundary at Stafford to include additional greenfield land, namely to the north, east and south of the town. Whilst it is accepted that Stafford is at the top of the Sustainable Settlement Hierarchy, as demonstrated in Table 1 (P2-L21), it is likely that more houses are to be delivered than the target of 10,000 homes over the plan period. Adopted Spatial Principle SP7 (P2-C1) seeks to maximise the use of brownfield sites, and only where insufficient sites on previously developed land, in sustainable locations, are available to meet new development requirements should greenfield sites be released. The Council considers that there is sufficient capacity and flexibility identified within the settlement boundaries to accommodate the OAN requirement for the borough.

3.4.4 A representation has been made to include the public open space to serve the new development at St Leonard's Road within the settlement boundary. In establishing the settlement boundary for Stafford, the Council has excluded playing fields, allotments, sports fields and open spaces where they abut the edge of a built up area. For consistency, the Council does not consider that the boundary should be amended.

3.4.5 Representations have been made to include a group of houses at Brancote Row located at the crossroads of Tixall Road and Baswich Lane within the settlement boundary (see also para. 3.1.7 above). The Council

considers that it has applied the methodology correctly as outlined in paragraph 2.11: Blackheath Lane is a clearly 'recognised physical feature'. Drawing the settlement boundary around this group of houses would weaken the boundary at this location. Furthermore, land at one Brancote Row has been subject to a recent appeal for the subdivision of the existing plot to create a three bed detached property. The appeal was dismissed (P2-L15) as the Inspector assessed the proposal against the criteria set out in Spatial Principle SP7 (P2-C1) and considered that it failed and was outside of Stafford.

- 3.4.6 Paragraph 2.38 of Part 2 (P2-A1) provides the policy approach for identifying the Ministry of Defence (MOD) Protected Area as part of the Stafford Settlement Proposals. The Stafford Inset Map for Part 2 (P2-A2) provides the spatial mapping details for the Ministry of Defence (MOD) Protected Area. A representation has been received from the Ministry of Defence with regard to including their land holding known as Stafford 4 within the MOD Protected Area. This is located off Sandon Road and this has been submitted as a modification in the Schedule of Minor Modifications (P2-A26). Following the submission of Part 2 it has been noted that, for accuracy, further minor boundary changes are required to the Ministry of Defence (MOD) Protected Area. A Statement of Common Ground between the Council and the MOD has been agreed in respect of these changes (P2-L32).

#### ***b) Stone town***

- 3.4.7 A number of representations have been received in respect of the settlement boundary at Westbridge Park stating that it should be aligned with the Trent and Mersey Canal as this is a 'recognised physical feature'. The adopted Policy Map for Stone (P2-C3) defines the network of Green Infrastructure pursuant to Policy N4 (the Natural Environment and Green Infrastructure). The settlement boundary has been drawn at this location so that it is aligned with this allocation which excludes the existing Girl Guides' hut, fitness centre, tennis courts, play area, and car park. The Council has therefore drawn the settlement boundary using the 'recognised physical feature' of the road that serves these facilities. The town centre boundary as shown on the adopted policy map for Stone (P2-C3) remains unchanged.
- 3.4.8 Representations have been received to amend the settlement boundary to include greenfield land which is located on the edge of the town namely at Marlborough Road; Trent Road and Farrier's Close/Blackies Lane. Adopted Spatial Principle 4 (SP4) (P2-C1) states that in order to achieve the scale of new housing identified in Spatial Principle 2 (i.e. 10,000 new homes), that Stone should deliver 10% over the plan period. The reason for the proportions is set out in paragraph 6.45 of Part 1 (P2-C1) which again emphasises the need for an appropriate amount of development to take place at each level of the hierarchy to reflect the level of services and facilities available whilst still meeting the Council's growth aspirations.

3.4.9 As shown in table 1 (P2-L21) and table 2 above, the amount of housing currently committed at Stone exceeds Adopted Plan Spatial Principle 4 (P2-C1). Therefore there is no need to amend the settlement boundary for Stone to include more greenfield sites which would be contrary to Adopted Plan Policy SP7 (P2-C1). This states that greenfield sites should only be released, where there is insufficient previously developed land in sustainable locations.

3.4.10 The Council does not propose to amend Map P2-A3.

**c) *Barlaston***

3.4.11 As explained in paragraph 2.48 of Part 2 (P2-A1), Barlaston is wholly surrounded by the North Staffordshire Green Belt. Barlaston Parish Council is currently preparing a Neighbourhood Plan and the settlement boundary for this village has been drawn in consultation with the Parish Council.

3.4.12 Three representations have been received seeking to amend the settlement boundary P2-A4, to include land identified as Green Belt within the boundary for the village. The National Planning Policy Framework (P2-F1) sets out the government's commitment to maintaining areas of Green Belt (paragraphs 79- 91). Whilst it is noted that the site adjacent to the railway line is a 'brownfield' site, the NPPF states that Green Belt boundaries should only be altered in exceptional circumstances (paragraph 83). Any proposals for redevelopment at this site should be assessed in context of paragraph 89 of the NPPF (P2-F1). There has been no need to review the Green Belt within Stafford Borough, as land is available in locations outside of the Green Belt to meet the development needs of the Borough. The Council does not therefore consider that it is necessary to amend the settlement boundary for Barlaston. In terms of flexibility the settlement boundary includes the Wedgewood Memorial College and Estoril House.

3.4.13 The Council does not propose to amend map P2-A4.

**d) *Eccleshall***

3.4.14 No representations have been received to amend the settlement boundary at Eccleshall (P2-A5). This is aligned with the Neighbourhood Plan. The Referendum on this received a positive vote on 5 May 2016. The Neighbourhood Plan is scheduled to be 'made' by the Full Council on 19 July 2016.

**e) *Gnosall***

3.4.15 No representations have been received to amend the settlement boundary at Gnosall (P2-A6). This is aligned with the Neighbourhood

Plan, which following a successful Referendum was 'made' on 22 October 2015.

**f) Haughton**

No representations have been received to amend the settlement boundary at Haughton (P2- A7). The Council does not consider it necessary to amend the settlement boundary for Haughton.

**g) The Haywoods**

*Great Haywood*

- 3.4.16 No representations have been received to amend the settlement boundary for Great Haywood (P2-A8). This is aligned with the Neighbourhood Plan. Following receipt of the Examiner's report, a Referendum relating to the adoption of the Neighbourhood Plan is to be held in September 2016. The Council does not consider it necessary to amend the settlement boundary for Great Haywood.

*Little Haywood*

- 3.4.17 A representation has been received in support of the inclusion of land off Coley Lane. Representations have been received in respect of amending the settlement boundary to include land adjacent to Anson Row and Back Lane. The land adjacent to Anson Row has a number of mature trees which are protected by Tree Preservations Orders as shown on The Haywood's Environmental Constraints Plan (P2 –L6), and the land adjacent to Back Lane is a greenfield site. Anson Row is an isolated terrace and fails to meet the following criteria identified in paragraph 2.11 of Part 2 (P2-A1): 'environmental and landscape designations'; 'scale of development for which development needs to be made' and 'neighbourhood plan proposals for new development'. Furthermore its inclusion would be contrary to adopted Spatial Principle SP7 a,b,c (P2-C1).
- 3.4.18 The settlement boundary for Little Haywood is aligned with the Neighbourhood Plan. Following receipt of the Examiner's report, a Referendum relating to the adoption of the Neighbourhood Plan is to be held in September 2016. The Council does not consider that it is necessary to amend the settlement boundary at this location.

**h) Colwich**

- 3.4.19 No representations have been received to amend the settlement boundary for Colwich (P2-A8). This is aligned with the Neighbourhood Plan. Following receipt of the Examiner's report, a Referendum relating to the adoption of the Neighbourhood Plan is to be held in September 2016. The Council does not consider it necessary to amend the settlement boundary for Colwich.

***i) Hixon***

- 3.4.20 Representations have been received to amend the settlement boundary at Hixon (P2-A9) to include greenfield sites, namely land at Stowe Lane; land north of the Green Man Public House; land to the west of Sycamore Drive and north of St Peter's School; and land to the east of Church Lane and west of Grange Farm.
- 3.4.21 Land at Stowe Lane and to the north of the Green Man is subject to an appeal for 90 new houses and the Inspector's report is due imminently.
- 3.4.22 As at 31<sup>st</sup> March 2016 a total of 28 units have been provided at Hixon since the start of the Plan period, with a further 123 having planning consent (see plan P2-L18). These are as follows:

<b>Address</b>	<b>Application No.</b>	<b>No. of units</b>	<b>Date</b>
Land adjacent to Yew Tree House, Egg Lane	14/20711/OUT	10	22/06/2015
Chase View Farm, Puddle Hill	14/20291/OUT	1	17/06/2014
Land between Chase View Farm and Almonbury, Puddle Hill	13/19764/OUT	2	31/94/2014
Land adjacent to New Road	13/19249	76	25/08/2015
Land off Church Lane	13/19784/FUL	7	22/02/2015
Land adjacent to 24 The Croft off Church Lane	14/20548/FUL	30	23/09/2015
*Land north of Hall Farm Close	14/20072/OUT	12	26/09/2014
Ancient House, Martins Way	15/22471/OUT	1	18/09/2015
Land At New Road	15/22216/OUT	9	14/01/2016
Land At Mount Farm, Stowe Lane	15/23424/FUL	2	29/02/2016
Land Adjacent To 8 Martins Way, Hixon, Stafford,	15/23294/FUL	1	26/01/2016
<b>Total</b>		<b>151</b>	

\*It is noted that there is a ransom strip associated with this development; however it is still an extant planning permission.

- 3.4.23 Given that Hixon already has completions and commitments totalling 151 units (12.6 % of the total for all 11 KSVs), to amend the settlement boundary would undermine adopted Spatial Principle 4 and Spatial Principle 7 (P2- C1).
- 3.4.24 The settlement boundary at Hixon is aligned with the Neighbourhood Plan Map 1 (P2-D26). Following receipt of the Examiner's report, a Referendum relating to the adoption of the Neighbourhood Plan is to be held in September 2016.
- 3.4.25 Therefore amending the proposed Settlement Boundary would undermine the Neighbourhood Plan for Hixon (P2- D24 to D29) as well as the Sustainable Settlement Hierarchy (SP2 and SP4) of the adopted Plan (P2-C1). The Council does not consider it necessary to amend the settlement boundary for Hixon.

### ***j) Tittensor***

- 3.4.26 A representation has been received to amend the settlement boundary at Tittensor (P2- A10) to include land at The Farm, Stone Road. This land is within the Green Belt. The National Planning Policy Framework (P2-F1) sets out the government's commitment to maintaining areas of Green Belt (paragraphs 79- 91) and states that these designations should only be reviewed in exceptional circumstances (paragraph 83). There has been no need to review the Green belt within Stafford Borough, as land is available in locations outside of the Green Belt to meet the development needs of the Borough.
- 3.4.27 The Council does not consider it necessary to amend the settlement boundary for Tittensor.

### ***k) Weston***

- 3.4.28 A representation has been received to amend the settlement boundary P2-A11 at Weston to include land opposite The Green fronting Green Road included in the settlement boundary.
- 3.4.29 This is a greenfield site adjacent to Weston. Outline planning permission was refused for 53 new dwellings (P2- L2). As Table 1 (P2-L21) demonstrates more houses are likely to be delivered than the target of 10,000 houses over the Plan period. This therefore confirms that the extent of the settlement boundaries proposed for Stafford, Stone and the key service villages will deliver the objectively assessed housing requirement. Adopted Spatial Principle 4 (SP4) (P2-C1) states that in order to achieve the scale of new housing identified in Spatial Principle 2 (i.e. 10,000 new homes), that the KSVs should deliver 12% over the plan period. The reason for the proportions is set out in paragraph 6.45 of Part 1 (P2-C1), which again emphasises the need for an appropriate amount of development to take place at each level of the hierarchy to reflect the level of services and facilities available whilst still meeting the Council's growth aspirations.
- 3.4.30 As demonstrated in table 1 (P2-L21), the amount of housing currently committed at this level of the hierarchy at 13.2% has exceeded this proportion. As previously stated, it is important that new development in the lower levels of the hierarchy is not allowed to significantly exceed the proportional split set out in adopted Policy SP4 in the Adopted Plan (P2-C1). Therefore there is no need to amend the settlement boundary at Weston to accommodate this green field site which would be contrary to Adopted Plan SP7. This states that green field sites should only be released, where there is insufficient previously developed land in sustainable locations.
- 3.4.31 The Council does not consider it necessary to amend the settlement boundary for Weston.

***l) Woodseaves***

3.4.32 No representations have been received to amend the settlement boundary at Woodseaves P2-A12. The Council does not consider it necessary to amend the settlement boundary for Woodseaves.

***m) Yarnfield***

3.4.33 No representations have been received to amend the settlement boundary at Yarnfield P2-A13. The Council does not consider it necessary to amend the settlement boundary for Yarnfield.

***n) Any other settlements***

3.4.34 Three representations have been received in respect of establishing settlement boundaries at Stowe-by-Chartley and Hopton, as well as the former Ministry Defence Land at Coldmeece.

3.4.35 Spatial Principle 7 of Part 1 (P2-C1) states that settlement boundaries will be established for the Sustainable Settlement Hierarchy defined in Spatial Principle SP3, which identifies Stafford, Stone and the Key Service Villages but not the rest of the Borough Area. Therefore no further settlement boundaries are proposed.