

STONE TOWN COUNCIL

Town Clerk

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24 August 2018

A meeting of the **GENERAL PURPOSES COMMITTEE** will be held in **St Michael's Suite at the Frank Jordan Centre, Lichfield Street, Stone**, on **TUESDAY 4 SEPTEMBER 2018 at 7:05pm**, or on the rising of the Council Meeting, if later.

I trust you will be able to attend.

Les Trigg
Town Clerk

AGENDA

1. **To receive apologies for absence**
2. **Declarations of Interest**
3. **Requests for Dispensations Received**
4. **To receive the report of the County Councillors**
 - County Councillor Mrs J. Hood
 - County Councillor I. Parry
5. **Representations from Members of the Public**

To consider representations from members of the public on items to be considered at this meeting, in accordance with the Council's scheme of public participation.
6. **To consider the minutes and recommendations of the undermentioned Committees:**
 - a) Tourism & Town Promotion Sub-Committee held on 14 August 2018, Minute Numbers TTP19/007 – TTP19/014 (attached)
 - i. To consider the minutes
 - ii. To consider the Recommendations contained in Minute Numbers TTP19/012 and TTP19/013

7. To consider the notes of the Neighbourhood Plan Steering Group

- a) Neighbourhood Plan Steering Group Meeting held on 8 August 2018 (attached)
- b) Neighbourhood Plan Steering Group Meeting held on 22 August 2018 (attached)

8. Draft Stone Neighbourhood Plan

To consider approval of the Draft Stone Neighbourhood Plan and associated documentation, for submission to Stafford Borough Council under 'Regulation 16'.

Current drafts of the Plan and Basic Conditions Statement are attached to the electronic version of this agenda. A copy of the Consultation Statement will follow, as will any updated versions of the Neighbourhood Plan document.

9. Scheme of Public Participation

To consider the attached updated version of the Council's scheme

10. Stafford Borough Council New Local Plan

To consider the following Stafford Borough Council consultations:

- 1. New Local Plan: Scoping the Issues Report
- 2. New Local Plan: Settlement Assessment with Settlement Profiles

A copy of an email from Stafford Borough Council is attached and copies of the 'New Local Plan: Scoping the Issues' and 'New Local Plan: Settlement Assessment with Settlement Profiles' have been included in the electronic version of this agenda. Full details of the consultation can be found at:

<https://www.staffordbc.gov.uk/forward-planning-consultations>

11. Proposed Parking Restrictions in Stone

To consider a proposal by Staffordshire County Council to introduce parking restrictions in the following locations around Stone:

- Trinity Drive
- Diamond Way, Brooms Road
- Newcastle Road, outside the Depot
- Newcastle Road
- Opal Way, Jaspers Way

A copy of an email from Stafford Borough Council, Statement of Reasons and plans for each location are attached. An extension to the timeframe for comments has been awarded to enable Stone Town Council to respond to this consultation.

12. Non-Cheque Payments

To receive a list of non-cheque payments made by the Council during the period 31 July 2018.

13. Update from Working Groups:

- a) Neighbourhood Plan Steering Group
- b) Stone Area Parish Liaison Group

14. To receive reports from Town Councillors on attendance at meetings of local organisations and outside bodies as a representative of the Town Council

Stone ATC – Mayor and J. Davies

Age Concern Stone & District – Cllrs: Mrs K. Green and Mrs C. Collier

Stone Town Band – Mayor

Stafford & Stone Access Group – Cllr Mrs C. Collier

Stone Common Plot Trustees – Cllrs: Mrs C. Collier, G. Collier, Mrs J. Hood, R. Kenney and M. Shaw

Stone Community Hub Liaison Group – Cllrs: M. Green, Mrs J. Farnham, R. Kenney, Mrs J. Hood and A. Osgathorpe

SPCA Executive Committee – Cllr M. Williamson

Stone Town Council – Tourism & Town Promotion Sub-Committee

Minutes of the meeting held in St Michael's Suite at the Frank Jordan Centre on Tuesday 14 August 2018

PRESENT: Councillor Mrs J. Hood in the Chair and
Councillors: I. Fordham, J. Davies, Mrs J. Piggott, M. Williamson, Mrs C. Collier and
R. Kenney

By Chairman's invitation: Councillors: Mrs J. Farnham and G. Neagus

ABSENT: Councillors: P. Leason

TTP19/007 Apologies

None

TTP19/008 Declarations of Interest and Requests for Dispensation

None received

TTP19/009 Representations from Members of the Public

None

TTP19/010 Working Groups

RESOLVED: To confirm membership of the following Working Group:

Commemoration to Mark 100 Years since the End of World War 1

J. Davies, Mrs K. Green, Mrs C. Collier, P. Leason, I. Fordham, Mrs J. Hood and
R. Kenney

Co-opted: Mr S. Booth

TTP19/011 Stone Town Centre Development Strategy

The Sub-Committee received a progress report from the Chairman and working
groups:

Town Centre Appearance and Environment Working Group

Councillor I. Fordham updated the Sub-Committee on the work of the Town
Centre Appearance and Environment Working Group.

Town Centre – Councillor Fordham advised that the town is looking better and
better. A good and productive relationship is continuing with the Streetscene
Department at Stafford Borough Council and a debt of gratitude is owed to Stone

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in Bloom for the horticultural work undertaken in the town. A number of retailers are maintaining the areas in front of their shops, keeping them clean and tidy. Other volunteers are also playing a valuable role in the maintenance of the town.

Notice Boards and Finger Posts – Notice boards are now refurbished with two more to come. The finger posts are scheduled to be refurbished on 27 August 2018. The Working Group is working with the Gazette for publication of the town centre map, calendar of events and sites of interest in the September edition, which will be distributed widely (approximately 14,000 homes).

RESOLVED: To note progress on the work of the group.

Town Centre Events and Attractions Working Group

Councillor Mrs J. Hood updated the Sub-Committee on the work of the Town Centre Events and Attractions Working Group.

She advised that the events calendar had commenced with the Music Festival (in July) and Stone by the Sea will begin tomorrow (15 August) and feature sand, donkeys and children's fairground rides. A huge amount of interest had been expressed about the event on Facebook.

Councillor Mrs Hood advised the Sub-Committee of the busy itinerary up to Christmas. Traders will be starting a late night opening evening on Thursday. Other activities planned for the town will include a Vintage Car Rally, December Market, Christmas Lights Switch on and Christmas Farmers Market. She asked that we all do our part to promote these events in order to attract greater numbers of people in to the town.

RESOLVED: To note the progress report on the work of the group.

Town Centre Partnership

Four meetings have been held between the appointed Town Council representatives and Stone Traders Group to establish who should be leading and to brief each other on local issues and discuss ideas for the town. There are now in excess of 70 members of the traders group which represents more than 50% of traders in the town.

RESOLVED: That the update on the Town Centre Partnership is noted.

TTP19/012

HMS Collingwood 40th Anniversary – Freedom of the Borough

The Sub-Committee considered whether the Town Council wished to make arrangements to celebrate the 40th anniversary of the awarding of the Freedom of the Borough of Stafford to HMS Collingwood.

RECOMMENDED: To ask Stafford Borough Council whether it plans to celebrate the 40th anniversary of the awarding of the Freedom of the Borough of Stafford to HMS Collingwood. If confirmed, the Town Council would express its desire to work closely with the Borough Council on the arrangements.

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TTP19/013 Friendship Agreement with Bagnacavallo, Italy

The Sub-Committee considered the current situation regarding the Friendship Agreement with Bagnacavallo, Italy, following concerns that this twinning instrument had become inactive.

The Sub-Committee expressed a strong desire for Stone to retain its relationship with Bagnacavello.

RECOMMENDED: That the Town Clerk makes contact with the Stone Twinning Committee/Friendship Agreement Signatories to obtain an update on the current position. Should no response be received (in the event that the body no longer exists) a new line of communication should be opened up between the Mayors of the two towns.

TTP19/014 Update from Working Group

Commemoration to Mark 100 years since the end of World War 1

Working Group – It was reported that a meeting of the working group would be held as soon as possible to discuss a number of good ideas.

Soldier Silhouettes – The Town Clerk advised the Sub-Committee that a grant had been awarded to the Town Council for the purchase of ten silhouettes, which will be sat on pews/seats/benches on Remembrance Sunday, in commemoration of those who made the ultimate sacrifice.

Town Mayor

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Neighbourhood Planning Steering Group

Notes of the meeting held in the Council Chamber at 15 Station Road, Stone on Wednesday 8 August 2018

- PRESENT:** Councillors:
Mrs J. Hood (Chairman), A. Osgathorpe, R. Kenney and I. Fordham
- Also: Mrs H. Barter (Urban Vision), Mrs J. Bonser and Mrs B. Fradley
- APOLOGIES:** Councillors: J. Davies, Mrs J. Piggott and M. Green
- Also: Mr L. Trigg
- ABSENT:** Councillors: G. Neagus, T. Jackson and M. Williamson
- Also: G. Barr
-

To discuss the Regulation 14 Consultation Comments

Hannah Barter (of Urban Vision) provided a brief update on the meeting held previously to discuss the Regulation-14 consultation comments. The responses were very supportive of the Neighbourhood Plan, with some useful suggestions to improve and strengthen the document.

Considering the Consultation Responses

Hannah outlined the comments made that were recorded in the spreadsheets and highlighted where this would trigger an amendment. The group discussed what these amendments would include and asked Hannah to make the changes necessary on the PDF Graphic Design version excluding the appendices so the group could give clear instructions to the Graphic Designer on the modifications.

Local Green Space

There were many responses to the Local Green Space designations in the neighbourhood plan. As a result the appendices needed to be updated, including a re-structuring of the pages. This work will be undertaken by the Steering Group. Hannah asked that the Steering Group ensure the graphic design version includes, in the main body of the neighbourhood plan, all the relevant updated figures on the total number of spaces now designated.

Timetable and Submission

The group discussed the forthcoming stages, including preparing for submission to Stafford Borough Council in early September 2018. It was agreed that the actions from points 1 and 2 would be undertaken by Friday 17th August to ensure sufficient time to update and distribute the materials for the General Purposes Committee in early September 2018.

Hannah also provided advice on the submission to Stafford Borough Council and the supporting documents required. These are:

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- Map of the Neighbourhood Area
- Draft NP including the amendments
- Basic Conditions Statement
- Consultation Statement

Basic Conditions Statement and Consultation Statement

Hannah advised that the Steering Group must draft the Consultation Statement and that she would draft a template for them to use, including a GDPR approved version of the responses to Reg-14 and the comments/actions.

Hannah confirmed she would draft a Basic Conditions Statement based on the amended plan for submission.

AGREED:

That relevant amendments are made by Hannah Barter of Urban Vision.

That the Neighbourhood Plan Steering Committee draft the Consultation Statement.

That the Neighbourhood Plan Steering Committee update the appendices and restructure the pages.

That the next meeting of the Working Group would be held on Wednesday 22nd August 2018 at 5:30pm in the Council Chamber to discuss the amendments and discuss the amended version to be circulated to the General Purposes Committee on 4 September 2018.

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Neighbourhood Planning Steering Group

Notes of the meeting held in the Council Chamber at 15 Station Road, Stone on Wednesday 22 August 2018

PRESENT: Councillors:
Mrs J. Hood (Chairman), A. Osgathorpe, R. Kenney and M. Green

Also: Mrs H. Barter (Urban Vision), Mrs J. Bonser and Mr L. Trigg

APOLOGIES: Councillors: I. Fordham

Also: Mrs B. Fradley

ABSENT: Councillors: G. Neagus, T. Jackson and M. Williamson

Also: G. Barr

To discuss amendments and the amended version of the Stone Draft Neighbourhood Plan

Hannah Barter advised members of the Steering Group that she had updated the Neighbourhood Plan document and Cllr Osgathorpe had updated the Green Spaces appendix for the changes agreed last week following the Regulation 14 consultation. She further advised the Group about the remaining stages of the Neighbourhood Plan process and the likely timescale.

The Town Clerk circulated the latest version of the Plan from the graphic designer, but informed Members that there were still a small number of changes that were required. He asked that Steering Group Members check the document to confirm any final changes required in advance of the General Purposes Committee meeting of 4th September 2018.

The Town Clerk and Cllr Osgathorpe reported on conversations with the County Council in respect of LGS 21, Millennium Way. The Group decided that, based on the information provided, LGS 21 should remain in the Plan.

A further question had been raised in respect of the section of the plan which related to bus transport. It was decided to leave the Plan unchanged in this respect.

AGREED:

It was agreed that the Plan, and associated documentation, would be submitted to the General Purposes Committee on 4th September 2018 with a view to progressing to the next stage of the process.

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STONE

NEIGHBOURHOOD PLAN

2016 - 2031



Stone
Town Council

Contents:

Foreword	3
Background to the Neighbourhood Plan	4
Purpose of Neighbourhood Plan Area	5
The Neighbourhood Plan Process	6 - 7
Consultation	8
Key Outcomes and Issues	9
Stone – The Place	10 - 11
History and Heritage	12 - 13
Demographics	14
Education	15
Business and Employment	16
So what about the future	17
Community Facilities	18 - 19
Culture	20
Traffic & Transportation	21
Infrastructure and Environment.....	22 - 24
Local Green Space	25 - 26
Sport and Recreation	27
Tourism	28
Character Areas	29 - 30
Gateways and Views	31
Town Centre and Markets	32
Well-being, Movement and Legibility	33-34
Local Green Space Designation	35-36
Vision and Aims	37
Land Use Policies	39 - 41
Business and Employment	42 - 43
Community Facilities	44 - 46
Non Planning Matters	47
Appendices	49
Appendix A Evidence and Documents Used	50
Appendix B Plan of North Character of the Area	51
Appendix C Plan of Character Area South of the Area	52
Appendix D Local Green Space Audit	53
Appendix E Local Green Space Designations	54 - 55
Appendix F Plan of Local Green Space Designations	56 - 85
Appendix G Plan of Stone Settlement Boundary	86
Appendix H Protected Views and Vistas	87



Foreword:

“ Neighbourhood Plans derive from the Government's determination, through the Localism Act, to ensure that local communities are closely involved in the decisions that affect them. In September 2015, Stone Town Council applied to Stafford Borough Council for the Parish of Stone to be designated as a Neighbourhood Planning Area. Once accepted, the Town Council then agreed that a Neighbourhood Planning Steering Group be set up including Town Council Members, community volunteers, business personnel from the area and other interested members from the community. The agenda was to establish a vision for Stone through the Neighbourhood Plan, which delivers the local community's needs and aspirations, but at the same time being in accord with the Plans for Stafford Borough Part 1 and Part 2.

The Neighbourhood Plan is a statutory document that will be incorporated into the Borough planning framework, and must be used by Stafford Borough Council to determine planning applications. The Neighbourhood Plan has been produced by the community, with the support of Stone Town Council, using the views of the residents of Stone, and has been brought together by a Consultant from Urban Vision Enterprise CIC. Financial support has been provided by the nationwide community support organisation, and through the Community Rights Programme, Groundwork UK. The Stone Neighbourhood Planning Steering Group has consulted with and listened to the community on a wide range of issues that will influence the well-being, sustainability and long-term preservation of this community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Stone's residents.

Once the Plan has been made, following a favourable local referendum, the Stone Neighbourhood Plan will form part of the development plan and become, with the Borough Council's Local Plan, the starting point for deciding where development should take place and the type and quality of that development, ensuring that development is sympathetic to, and improves the look and feel of, the area. The plan also seeks to improve community facilities, services, infrastructure and the local environment to ensure that the quality of life of existing residents is improved and that future generations enjoy an excellent quality of life. ”

Kristan Green
- Town Mayor



Background to the Neighbourhood Plan:

This Neighbourhood Plan will set out the direction for Stone until 2031. It has been brought forward under the Government's Localism Act 2011, enabling local communities in England to take the lead in planning how their own neighbourhoods will develop. Stone Town Council has produced this Neighbourhood Plan in order to shape the future development of Stone. Although the Government's intention is for local people to influence what goes on in their neighbourhood area, the Localism Act 2011 does also set out important legal requirements. In accordance with such legislation, the Neighbourhood Plan must meet the basic conditions:

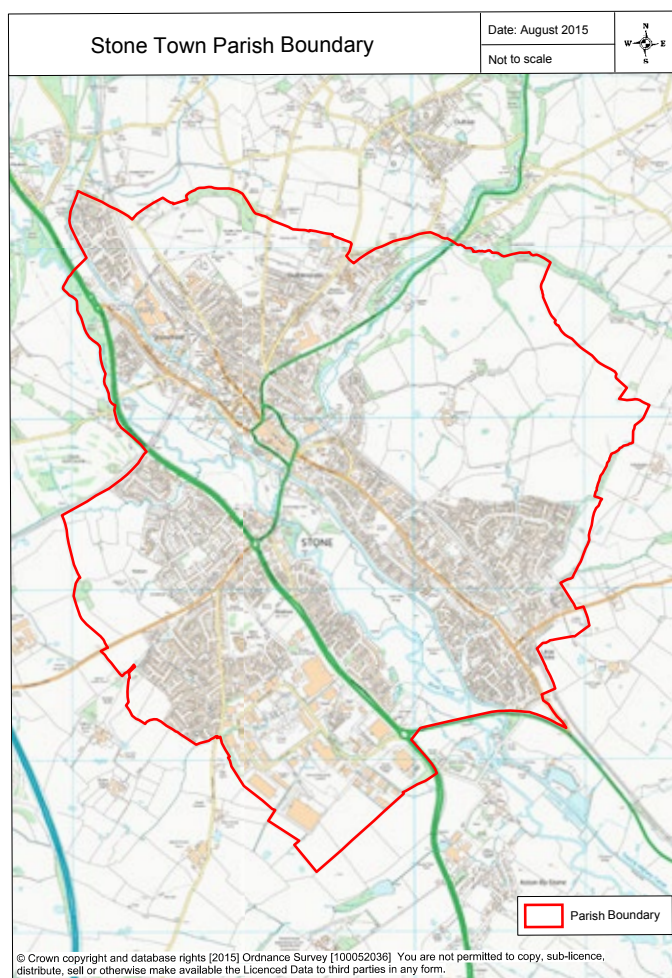
- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework, NPPF and Planning Practice Guidance (PPG)
- Contribute to the achievement of sustainable development;
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations; and
- Be in general conformity with the strategic policies of the development plan for the area, which in this case is the adopted Plan for Stafford Borough (PfSB) Part 1 June 2014, and the adopted Plan for Stafford Borough Part 2 January 2017.

In relation to the latter, the Stone Neighbourhood Plan must be in general conformity with the strategic policies in the adopted plan for Stafford Borough Part 1 and Part 2 which have:

- i) Allocated land for a minimum of 1000 new homes to be delivered over the next 15 years;
- ii) Allocated land for 18 hectares of new employment land and
- iii) Identified a settlement boundary for Stone.

Within these constraints, the Neighbourhood Plan still gives the opportunity for local people to have control over the future of their town, by actively planning where other development should go and what benefit it would bring to the town. Furthermore it can designate local green space to safeguard, improve and increase the local environmental and recreational resources of the town for the benefit of the health and well-being of local residents.

It can also incorporate other wider policies that go beyond land use considerations and demonstrate support for wider strategic improvements.



The Neighbourhood Area:

The neighbourhood area is the area that will be covered by the Neighbourhood Plan. The Stone Neighbourhood Area, which is the same as the area defined by the Stone Parish boundary, was designated by Stafford Borough Council on the 8th December 2015. The Borough Council's decision empowers Stone Town Council to produce a Neighbourhood Plan for the Parish of Stone. The Stone Neighbourhood Area is shown above:

Purpose of the Neighbourhood Plan:

Like many rural areas in England, Stone has been the subject of increasing pressures for development.

Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications, the policies and proposals in the Neighbourhood Plan must be taken into account by the local planning authority, Stafford Borough Council.

Neighbourhood Plans are a new type of statutory plan. Not only are they intended to be produced by local people for their own areas, they also have to be agreed through a referendum of the

people living in that area. Unlike national planning policy, which is approved by Parliament, or local planning policy, which is approved by the local authority, a Neighbourhood Plan must be the subject of a vote by residents of the neighbourhood area.

The Stone Neighbourhood Plan will be a statutory planning policy document supported by a majority of local people, which will enable Stone Town Council to have a greater and more positive influence on how the town develops over the remainder of the plan period going forward to 2031.

The Scope of the Neighbourhood Plan:

Although the purpose of Neighbourhood Plans, as previously highlighted, is to allow local people to have a greater say in the development of their areas, each Neighbourhood Plan must be in line with, and not contradict, higher level planning policy. It is a legal requirement for Neighbourhood Plans to have appropriate regard to the National Planning Policy Framework and to be in general conformity with local strategic policies. A key implication of these requirements is that, where the Local Plan has a growth allocation for an area, the Neighbourhood Plan must provide scope for at least the level of growth specified in the Local Plan. This is discussed in more detail in the Local Plan section.

In planning the future development of their areas, local planning authorities must set out the level of growth in housing and employment, which will take place over the next 10 to 15 years.

In other words the total numbers of new dwellings that will be built and the total area of land for new employment that will be developed are both provided by the local planning authority. The Neighbourhood Plan can determine where these dwellings or business units will go, and it can allow a higher level of growth than the local planning authority requires, but it cannot reduce the scale of these allocations.

Consequently, it may only deal with the same range of matters as all other statutory development plans, namely the development and use of land. Other matters, such as the promotion of events, social and community activities, advisory support for businesses, etc., and matters which are covered by separate legislation, such as those related to Highways' matters, cannot be dealt with in the Neighbourhood Plan.



The Neighbourhood Plan Process:

The Neighbourhood Plan process is set out in the Neighbourhood Planning (General) Regulations 2012. This document defines the main stages that a Neighbourhood Plan must go through before it is voted on at the referendum. Neighbourhood Plans that do not closely follow the Regulations in the way they are produced may be vulnerable to legal challenge at a later date. The following diagram illustrates the main stages in preparing the Stone Neighbourhood Plan.

Main Stages of the Stone Neighbourhood Plan Process:



Neighbourhood plans must be based on relevant evidence about the neighbourhood area, (the Parish of Stone), and must reflect the views of the local community. The Town Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to underpin the policies within it.

The Neighbourhood Plan itself has been led by the Stone Neighbourhood Development Plan Steering Group, which is made up of Town Councillors and volunteers from the local community. In producing this draft Neighbourhood Plan, the Steering Group has been supported by Neighbourhood Planning specialists, Urban Vision Enterprise CIC. Throughout the process the Steering Group has liaised with Stafford Borough Council who have provided practical assistance and advice on key issues such as strategic policies.

The Town Council organised many informal consultation events to gauge local opinion at key stages in the production of the Neighbourhood Plan. In addition, the Neighbourhood Plan must be the subject of a 6 week period of statutory consultation before the plan can be submitted to Stafford Borough Council. This is the stage when views about the Neighbourhood Plan are formally recorded and formally responded to, so anyone wishing to make comments must use this opportunity to register them.

During formal consultation the Town Council will advertise that the draft Neighbourhood Plan is available for people to comment on. The publicity will notify people of where they can see a copy of the Neighbourhood Plan, the deadline for comments, and where they can be returned. Details and all relevant documents are available on the Stone Town Council Neighbourhood Plan website <http://www.stonetowncouncil.gov.uk/neighbourhood-plan> and forms will be made available for people to register their comments.

After the formal consultation period the Town Council will consider all the representations received and decide how to respond to them. This includes making appropriate modifications to the draft Neighbourhood Plan if necessary.

The amended Neighbourhood Plan will then be submitted to the Borough Council, along with a Consultation Statement and a Basic Conditions Statement explaining how the Neighbourhood Plan satisfies the defined legal requirements.

It is the Borough Council's duty to check whether the Neighbourhood Plan has followed the proper legal process and that it has met the legal requirements for consultation and publicity. If the Borough Council is satisfied in this regard, then the Borough Council will publish the Neighbourhood Plan and invite representations from the public and from statutory consultees. At this stage comments must focus on whether the Neighbourhood Plan satisfies the basic legal conditions.

Following the 6-week publicity period the Borough Council will appoint an independent examiner to consider the Neighbourhood Plan and any representations made at this stage.

The independent examiner's duty is limited to considering whether the Neighbourhood Plan meets the basic conditions. This means there is little scope to alter the content of the Neighbourhood Plan at this stage.

The independent examiner will prepare a report, which can recommend that the Neighbourhood Plan proceeds to a referendum, or proceeds to a referendum with appropriate modifications. If the examiner concludes that the Neighbourhood Plan does not meet the basic conditions he or she will recommend that it does not proceed to a referendum.

If the examiner finds the Neighbourhood Plan to be satisfactory, with modifications if necessary, then Stafford Borough Council will arrange for a referendum to take place. All people on the electoral register who live in the neighbourhood area (Stone Parish) will be entitled to vote in the referendum.

If more than 50% of the votes cast support the Neighbourhood Plan, then the Borough Council will bring the plan into force through a resolution of the Council.

The Local Plan:

One of the core principles of the NPPF states, 'planning should be genuinely plan led'. The current Local Plan is the Plan for Stafford Borough, (PfSB), Part 1 and Part 2 adopted on the 19th June 2014 and 31st January 2017 respectively, and covers the plan period 2011-2031. Within that plan it identifies Stone as the second in the settlement hierarchy within Stafford Borough. Census figures from 1991 to 2011 evidence a 33% growth in the town's population rising to 16,365, with further growth continuing since then. This can be compared to a 24% growth at Stafford, at the top of the settlement hierarchy, over the same period. The PfSB has sought to redress this growth imbalance by

allocating the greater proportion of housing development within the plan period to Stafford (7,000 new homes). Stone has been allocated a minimum of 1,000 units, but due to the popularity of Stone it is already 'overshooting' with the danger that it has the potential to skew disproportionately the plan-led system.

The Neighbourhood Plan has a role to play in ensuring that Stone plans for the proposed growth ensuring that any future development meets the needs and aspirations of the community.

Consultation:

Consultation is vital to the Neighbourhood Planning process as this is the mechanism through which the wishes of the community are incorporated into the Plan.

It is important to emphasise that the Stone Neighbourhood Plan actually belongs to the people of Stone. The vision and policies within it are based on listening carefully to the wishes of local people and businesses expressed via various methods:

For those unable to attend the community consultation events, in November 2015, the Neighbourhood Plan Steering Group undertook an extensive questionnaire survey as part of the evidence gathering process, and distributed this to households and businesses within the Parish. The survey was also published in the Stone Gazette, a widely read local magazine, with a response slip to return to the Town Council. Information regarding the Public Consultation was also available on the Town Council website, a 'Little Bit of Stone' website, and advertised in the local press.

The survey provided essential and comprehensive feedback to the Steering Group on people's general opinions about the area, what they like, what they don't like, and what changes they would wish to see.

Community Consultation drop-in events took place as follows:

- 9am to 2pm on Saturday 21st November in the High Street, Stone Town Centre
- 6:00 to 8:30 pm on Monday 23rd November at Walton Community Centre
- 6:00 to 8:30 pm on Tuesday 24th November at St Michael's First School
- 6:00 to 8:30 pm on Wednesday 25th November at Alleyne's Academy

As a direct result of some of the consultation evidence, the group organised further community engagement focussing on exploring Stone Town Centre with a 'Town Tour' event on Saturday 12th March 2016. This provided the opportunity to look more closely at some of the issues raised during earlier engagement events.

Local residents overwhelmingly value Stone as a pleasant place to live and expressed great concern for how Stone should develop in the future.



Key Outcomes and Issues:

Stone has many positive features that make it an attractive place in which to live. Local people generally have a high regard for Stone and appreciate its many assets: most notably the green open spaces in and around the town; its shopping and other facilities; the ambience of Stone as a historic market town; its thriving community spirit, and the wide range of leisure and recreational activities available to residents. Stone has good transport links to nearby towns and cities, local job opportunities, good schools, and access to the canal and river meadows, which are close to the heart of the town.

These assets have resulted in Stone being a desirable place to live, and therefore as the second largest settlement in Stafford Borough, it has become a focus for new housing development and, to a lesser extent, employment development. In recent years, the town has seen significant housing growth, which is set to continue in the site allocations made by the latest Stafford Borough Local Plan. During the Stage 1 consultation, a number of local people expressed a desire to limit housing growth in Stone, because of the adverse impact this would further have on local infrastructure and on local green space. A number of people emphasised the importance of protecting and enhancing existing areas of open green space, which are important to the local community.

The Plan for Stafford Borough contains site allocations for Stone which will see the addition of a further 500 new homes in addition to those which already have planning permission. This is a strategic housing allocation, which the Neighbourhood Plan cannot alter. Given this strategic commitment to significant new development over the plan period, it will be important

to ensure that homes are built and designed to the best possible standard and complement and enhance the local built environment.

Alongside the expansion of the town, the other issue which was of great concern to many people during the Stage 1 consultation was the town centre and the High Street. The overwhelming view expressed was that the town centre is in decline, which is demonstrated by the number of charity shops and vacant shops, a reduction in the range and quality of shops available, and the loss of local independent shops. Furthermore emphasis was focused on the town centre environment which is not maintained to a high enough standard, whilst some key historic buildings are underused and in need of refurbishment.

Many people were concerned about the amount of traffic, which passes through the town, causing congestion at peak periods and difficulties for pedestrians, thus serving to isolate the historic core from the residential areas around it. A number of people also mentioned a shortage of convenient, free or reasonably priced car parking.

The other main concern expressed was overstretched local community services and facilities, which many people attributed to the increased population. In particular, medical facilities were considered to be inadequate to meet current demand and in need of upgrading. Leisure facilities for children, young people and teenagers were regarded to be inadequate and in need of improvement.



Stone – The Place

In order to produce a robust Neighbourhood Plan it is necessary to have a good understanding of both the neighbourhood area and the local community's views about what should be done to improve and protect it. This section of the Plan provides a brief history of Stone, its growth in the 20th century, and an assessment of its character.

Location:

Stone is an old market town in Staffordshire which serves a significant rural hinterland. Situated about 7 miles (11 km) north of Stafford, and around 7 miles (11 km) south of the city of Stoke-on-Trent, it is the second town in the Borough's settlement hierarchy after Stafford itself. Although in mid-Staffordshire, from a national perspective it is considered as being in the North Midlands and is located almost midway between Birmingham and Manchester.

The Parish consists of two distinct areas bisected by the A34, a dual carriageway and major trunk route, and the River Trent which lies slightly east of but parallel to the road. To the west of the river is Walton, a predominantly residential area with housing development occurring in the main over the last 50 to 60 years. The town's main Business Park is also located here to the west.

To the east lies the town centre and the older pre-Victorian and Victorian residential areas. This said, there has also been new development in the 1980's and 1990's south and east of the town centre including the building of the large Aston Lodge estate and the area around Brassworks Farm, along with infill along the Lichfield Rd.

Landscape and Setting:

Stone lies on the River Trent. The Trent rises on Biddulph Moor some 18 miles away and passes through Stoke-on-Trent before flowing in a north-west to south-east direction through Stone parish. The river, as previously highlighted, divides the parish into two halves. The Scotch Brook, a tributary to the Trent rises approximately 3 miles away near Moddershall, to the north/north-east of Stone. This fast flowing stream winds its way through the town, under an aqueduct supporting the Trent Mersey Canal, joining the Trent just above the main road bridge which spans the river on Stafford Road.

The floodplain of the River Trent, which also accommodates the Trent Mersey Canal along most of its length in the parish, forms a green corridor and has three designated Local Nature Reserves within its boundaries. Westbridge Park, a recreational area for the local community and a site for hosting town events, also forms part of that corridor.

The immediate area of Stone comprises a small inlier of Keuper sandstone. These beds dip gently to the south where they are quickly buried beneath a thickening cover of red clays, which make up the Keuper marl. To the north, the inlier is abruptly truncated by an east-west fault, resulting in the sandstones making a low escarpment, which defines the northern edge of the Common Plot. In terms of topography, within the parish the land to the east of the Trent rises from a level of 88m AOD by the river itself to 160m AOD, the highest point, just above Stone Park Farm. Land to the west of the river has a gentler incline rising to approximately 115m AOD within the parish boundary.

Stone is on the border of two National Character Areas defined by Natural England, namely NCA 68 The Needwood and South Derbyshire Claylands to the east of the River Trent, and NCA 61 Shropshire, Cheshire and Staffordshire Plains to the west of the river. Although the Parish of Stone is predominantly urban in character and referred to as a market town in the above document it does have rural areas within the boundary. These fall into three Landscape Character Types:

- 1) NCA68: Settled farmlands: These are to the north/east and east of the town centre encompassing the area around Stone Park Farm behind Aston Lodge estate and the lower section of the Moddershall Valley. This is a landscape of strongly rounded or sloping landform with steeper slopes associated with narrow wooded stream valleys. Non-calcareous brown soils overlay Triassic mudstones. The dominant land use is dairying with some mixed farming. There is a varied pattern of small to medium sized hedged fields which contribute substantially to landscape character, with a scatter of small woodlands, often of ancient origin. The settlement pattern is of mixed traditional red brick buildings and not distinctive. According to Staffordshire County Council Landscape Character mapping, this is highlighted as being a sensitive area, with the critical factor which currently limits landscape quality being the loss of characteristic semi-natural vegetation, in particular ancient woodland and hedgerows and semi-natural grasslands.
- 2) NCA 61: Settled farmlands: This is land to the east of Walton up to the parish boundary. Landscape characteristics include a gently undulating landform, mature broadleaved woodlands, and a strong irregular hedgerow pattern with well treed field ponds and stream corridors. The settlement pattern is mixed comprising traditional red brick farmsteads and houses. The area is not highlighted as sensitive in landscape mapping documents.

3) NCA 68: Sandstone heaths and hills: This encompasses land to the north and north east of Stone. Specifically within the parish, this includes Coppice Wood and land south of Nicholls' Lane, land behind Alleyne's sports Centre and land crossing Old Road to include the Common Plot. This landscape is restricted to areas where Triassic sandstones are not obscured by drift deposits. It is a landscape of mainly intact, small to medium scale irregular fields superimposed on a rolling lowland landform incised by small steep sided valleys known locally as drumbles. The small scale enclosed feel to this pastoral landscape is emphasised by the network of narrow, sunken winding lanes with small hidden settlements. Broadleaved and conifer woodlands are often associated with the steep stream valleys. Some small areas of heathland

that was formerly widespread survive but make limited contribution to visual character. However it is the heathy nature of the woodlands, and the presence of bracken in hedgerows that provide the stronger visual reminder of this landscape's heathland origins. These landscapes, according to Staffordshire County Council Landscape Character documents, are of high quality with few limiting factors.

Sources: Planning for Landscape Change SCC 2000. Journal of the Staffordshire Industrial Archaeology Society Vol 4 1973 The origins of Stone by M Allbutt and S R Broad bridge



History and Heritage:

The local legend is that the town was named after the pile of stones taken from the River Trent raised on the graves of the two princes, namely Ruffin and Wulfad, killed in AD 665 by their father, King Wulfhere of Mercia because of their conversion to Christianity. However, this story is unlikely to be true. Wulfhere was already a Christian when he became king, and the story on which it is probably based is set by Bede in another part of the country over ten years after Wulfhere's death.

A church allegedly built over these stones in 670 lasted until the 9th century before being destroyed by invading Danes. It was replaced in 1135 by the Augustinian, Stone Priory which survived until its dissolution in the reign of Henry VIII. The building collapsed in 1749 and the present church of St. Michael's was built in 1758. All that remains of the original priory is the rib-vaulted undercroft which forms the foundations beneath Priory House on Lichfield Road.

There is no record of a village or town called Stone in the Domesday Book. Walton however, which forms part of the historic town of Stone, is mentioned in the Domesday Book. The subsequent development of a significant medieval township at Stone must have had its origins in the decision to found a monastery or Priory, the site of which was chosen for good practical reasons. It lay on the ancient road from London to Chester following the Trent valley where there were fords to the now Scotch Brook and to the River Trent. The Scotch Brook stream ensured a permanent supply of clean water, adequate in volume to later power a number of mills. The site of Stone itself was reasonably well drained, yet close enough to the flood plain and water meadows, which provided permanent pasture. To the north there lay slightly elevated ground, (the Stonefield Area), underlain by sandstone and suitable for arable cultivation. With good communications at hand Stone Priory was soon confirmed as a centre of medieval life with the granting of a Market Charter, some say by Henry III, in 1251 and others by Edward I, in 1292.

Throughout the centuries the town continued to grow. Around the nucleus provided by the Priory and regular markets and fairs, a small trading community began to develop. This is still reflected in the lay out of the town with the long narrow 'burgage tenements' stretching back on both sides of the High Street.

In the 17th and 18th centuries Stone was an important road centre. To this was added the canal in the 1770's and the railway system in the mid 1800's together with industrial development, especially boot and shoe manufacturing. From a population of around 1,700 inhabitants in 1665, Stone grew to 7,500 by 1831, this growth being linked to the onset of industry and prosperity that followed from the opening of the Trent and Mersey canal in 1777.

John Wesley in 1789 wrote: 'the Town is in a more flourishing state than formerly owing to the great navigation that passes it. It consists of one principal street which is now a pretty good one with a new market place and one of the best inns on this extensive road' (from London to Chester).

Famous People:

Famous people associated with Stone include: Thomas Bakewell, a poet and a pioneer in the treatment of the mentally ill; John Jervis, Earl St Vincent the victor of the sea battle against the Spanish at the Cape of St Vincent in 1797; Peter de Wint the landscape artist who is traditionally believed to have been born in Stone on 21st January 1784; Rev Stebbing Shaw, one of the first Staffordshire Historians who was born in the town in 1762; Henry Fourdrinier who redeveloped the paper making machine which revolutionised the paper making industry in this country. Fourdrinier is linked to Coppice Mill within the parish, which in the 1720's is documented as a paper mill, before being converted to a flint mill in the 1800's. Richard (Stoney) Smith who was born at the Mill, (also previously known as Weavers Mill), in Mill Street in 1836, (now a restaurant), and developed the flour we now know as Hovis. Cardinal John Henry Newman preached the sermon at the dedication of the nave of the Roman Catholic Church of the Immaculate Conception and St Dominic in Stone, and he presented the procession lights to the Sisters at the convent which are still in use today. William Bernard Ullathorne, first Roman Catholic Bishop of Birmingham, is buried in the transept of the Catholic Church in Stone. It was through his drive, dedication and enthusiasm as Archbishop of Birmingham in the early days of the re-establishment of the Roman Catholic Hierarchy in England, that the new diocese of Birmingham flourished and Catholicism spread throughout the area.

More recently, Olympic canoeist Lizzie Neave lived and trained in the town. Similarly, Joe Clarke who also lives and trains in the town won a gold medal at the 2016 Rio Olympics in the men's slalom K-1 event.

Canal Town:

The first meeting of the Grand Trunk Canal Company (later the Trent and Mersey Canal Company) was held in the Crown Inn, Stone on 10th June 1766. At this meeting James Brindley was appointed Surveyor-General, John Sparrow Clerk and Josiah Wedgwood Treasurer. In 1767 it was decided to locate the headquarters of the canal company in the Town. The arrival of the canal in Stone changed the Town, to quote from a contemporary source "from a sleepy market town into a busy inland sea port".

The Coaching Era:

Stone was on the main road from London to the north-west and at the height of the coaching era 38 coaches a day passed through the town. Abbey Street, rather than Lichfield Street was the main route into the town, and the Crown Hotel in the High Street was an important coaching inn.

The Crown Hotel was designed by the famous architect Henry Holland and replaced a much earlier Crown Inn. The end of the coaching era came swiftly after the opening of the Grand Junction Railway in 1837. By 1841, Pigot's directory evidences a much reduced service, with coaches running from Stone to Norton Bridge, the nearest railway station, and one daily coach to Stafford and the Potteries. As railway lines spread the roads fell into disrepair and did not recover until the 20th century.

Industry:

Early beginnings of the boot and shoe industry in Stone can be assessed from 1756 documents. By 1851 White's directory listed 16 manufacturers in the foot-wear industry in Stone, with the provision of leather from tanneries situated at the south end of Crown Street. Whilst initially most of the work was undertaken on a domestic basis, over time there was a growth in factories and sizeable workshops, employing 20% of households within the urban parish. The last quarter of the 19th century brought difficulties for the trade and in 1910 four local shoe firms merged. Lotus Ltd eventually became the last remaining business, which eventually amalgamated with the Stafford and Northampton concerns.

Due to the quality of the local water beneath Stone two brewers were located here carrying on the Augustinian monks' tradition of beer making. The most notable was John Joule's & Sons Ltd, established in 1780. The company was acquired by Bass Charrington in 1968, and ceased brewing at the end of October 1974. The adjacent bottling plant was closed some years before. The canal played an important role in the export of beer. Joule's draught beer stores and bottling plant remains an imposing building on the canal, and can be clearly identified by the red cross logo of John Joule's in the brickwork.

The second brewer was Montgomery & Co, acquired by the Bent's Brewery Co of Liverpool in 1889. The brewery was located on what is now Mount Industrial Estate. It was also taken over by Bass and closed on 31 March 1968.

Stone also had a brass industry sited around Brassworks Farm. The farm and a short row of cottages are the only visible remains today. The works were sited to take advantage of the opening on the Trent and Mersey canal. This brought supplies of copper and

cast from the Cheadle area and transported the finished goods of rolled sheet and wire. Coal was brought along the canal, although a stream gave a supplementary amount of water power.

The venture, whilst successful was relatively short lived, with actual brass working only carried out between the years 1794 to 1830. The lower part of the Moddershall Valley lies within the Parish. The valley as a whole, which has the Scotch Brook at its heart, is unique in that its watermills using wet ground flint and bone processes were essential for the production of white ware, china and porcelain for the Potteries. This allowed the pottery industry to flourish, resulting in famous names such as Wedgwood and Spode, amongst others, becoming part of our national heritage. Within the parish, Coppice Mill began its life c1720's as a paper mill linked to Foudrinier, before converting to grinding flint in the 1800's. The Flint Mill, next to the Mill Restaurant, was only recently discovered and its restoration and conversion to domestic use was one of the projects in the Channel 4 Restoration Man series of programmes. Remarkably seven of a total of 10 watermills in the valley remain in various states of repair, due in main to the fact they were still functioning up to the mid-20th century.

Town Crest:

The crest of Stone represents the present and former industries of the town and county. The wheat sheaf represents agriculture, whilst the tun represents the brewing industry. The chevron and the Stafford Knot are taken from the county crest. The two black lozenges represent that Stone lies between the former North and South Staffordshire coalfields. The shoemaker's knife and awl represent the town's once famous boot and shoe industry. The coat of arms is surmounted by the mantling and a demi pegasus issuing from a Naval crown taken from the arms of John Jervis, Earl St Vincent. The motto: Sit Saxum Firmum is Latin for Let the Stone be Firm.



Demographics:

Stone is a relatively affluent market town with both a growing and ageing population. As detailed earlier, according to the 2011 national census the population of the town was 16,385, an increase of 33% since 1991 and an increase of 11% over the 10 years since 2001. An estimated 49% of the population fall into socio-economic groups A, B, C1 compared with 41% for Stafford Borough as a whole.

According to the Staffordshire Observatory, the population of Stone can be anticipated to increase by at least a further 20% by 2031 implying a population of 20,000. This growth will be driven

primarily by new housing and increased longevity. The residents live in approximately 6,500 households providing an average number of inhabitants per household of 2.5.

The number of senior citizens is expected to double over the period between 2011 and 2031 and may represent 35% of the population (7,000) by 2031. According to EJNSA, a least 15% (1,000) of this older population may be living alone.

These headline figures are:

People: Stone hub is home to...



16,385
residents

of whom, **73%**
are working age



67% of residents are in
employment (aged 16 - 74)
(National Average - 62%)

Of those in employment... **11%** are self-employed
(National Average - 16%)



20% of residents have no
qualifications (aged 16+)
(National Average - 23%)

...and **33%** have NVQ
Level 4+
(National Average - 27%)

Education:

Stone has a three tier education system which is operated by Staffordshire County Council. Young People attend first school from ages 4 to 9 (reception to year 4), then one of the two middle schools from age 9 to 13 (years 5 to 8), and finally Alleynes's Academy from age 13 to 18 (Years 9 to 13).

The schools within the Stone Neighbourhood Plan area are shown in the table below.

Age Range	School Name & Address			
13 - 18	Alleyne's Academy, Oulton Road			
9 - 13	Christ Church Academy (C of E Middle School), Old Road		Walton Priory Middle School, Beacon Rise	
4 - 9	Christ Church (C of E First School), Northesk Street	Manor Hill First School, Manor Rise, Walton	Pirehill First School, Tilling Drive, Walton	St Michael's C of E First School, Weavers Lane

In addition to state schools there are two faith schools, namely St Dominic's Catholic Primary School, part of the Holy Trinity Academy which takes children from ages 4 to 11 and feeds into the Blessed William Howard School in Stafford, and St Dominic's Priory School RC, an Independent School taking children from nursery age up to 16.

Whilst Stafford Borough Council are not responsible for education and learning directly, they do offer plenty of useful information and provide relevant contact details and web links for important topics within this area. See: <http://www.staffordbc.gov.uk/education-and-learning>

Further information about the admission process in all our state schools can be found on the Staffordshire County Council website. See: <http://www.staffordshire.gov.uk/education/home.aspx>

Ofsted Reports on schools in the area including pre-school choices can be found at: <http://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/results/any/any/any/any/any/any/any/st15%208qw/5/any/0/0#search2>

Stone residents feel the town has a good education system although they acknowledge its resources are being put under pressure with the increase in population. This is currently being absorbed within the existing provision but new housing development in the Walton area of the town will require community infrastructure provision to deliver education contributions to primary, middle and secondary school facilities with most of this being targeted at Manor Hill First School.

Business and Employment:

Stone is a vibrant town with a diversity of business and employment, covering a wide variety of industry sectors. In recent surveys the 3 largest are wholesale, retail and motor vehicles at 16%, health and social work at 15% and 12% in manufacturing. These are either in line with or greater than the national percentages.

Stone has a good mix of businesses in the dedicated areas of Stone Business Park, Whitebridge Industrial Estate and the much smaller Mount Road Industrial Estate, all of which are situated on edge of town sites. These businesses maximise the excellent access to the road networks without infringing upon the residential areas of the town. Within Stone, there are a number of SME businesses in addition to the retail outlets. These include design and printing, picture framing, fork lift sales and maintenance, and animal healthcare products. In addition, the area also supports a number of unique companies such as local breweries and notably Tim Toft Violins, located in the main town centre, one of Europe's leading string instrument makers and retailers.

Stone offers prospective businesses an ideal location in which to set up, with a wealth of good local talent, (Alleyne's Academy and St Dominic's Priory Schools produce above average performing pupils), an excellent road infrastructure network by virtue of its proximity to the M6 and the cross country A50, and being within 1 hour of 3 international airports. As a pleasant place to work, Stone offers the ideal blend of vibrancy and peace in equal measure.

Employment within Stone takes on many forms covering all ages and genders. This is particularly well represented in the entertainment sector, where Stone has a very wide ranging and lively choice of dining out locations in and around the town. These range from small individual cafes and restaurants, through to large chains often seen in other towns and cities around the UK. The town boasts almost every type of cuisine whether it is Chinese, Indian, Italian, Portuguese, Thai, American and of course English, all providing a high level of service and excellence that continues to attract visitors back to the town.

Which sectors do Stone's residents work in?



16%

Wholesale, Retail & Motor Vehicles

(National Average - 16%)



15%

Health & Social Work

(National Average - 13%)



12%

Manufacturing

(National Average - 9%)

(Data Sources: 2011 Census BUA data published by ONS on NOMIS, Staffordshire County Council IDBR Business Database, Produced by SQW)

So what about the future?

Stone continues to grow, with new businesses locating in the town attracted by the overall benefits it has to offer. A new Business Park project at Meaford will further continue this growth, creating several hundred jobs just two miles outside of the town centre over the next two to five years. This investment will no doubt have a positive effect on the smaller SME businesses in the town, as there will be opportunities to supply goods and services to those companies who choose to locate to the new park.

Focus also has to remain on ensuring a sustainable High Street, as similar to many other retail areas in towns and cities around the country, Stone's High Street has faced gradual decline, with the loss of retailers and hence consumer choice. This decline is a result of many factors including the rise of out of town shopping, growth of internet retailers, increased business rates, poor car parking and a loss of relevance of the High Street to consumers. To expect to reverse this decline and return the shopping experience to halcyon days of old is unrealistic, but conditions can be improved to make the High Street fit for the

21st Century where experiential services will ensure a positive future. In terms of food retailers, the Stafford and Stone Town Centre Capacity Assessment dated January 2011 identified the need for a further significant retailer to service the growing population and the site determined was in Westbridge Park.

The current independent retailers and service providers such as hairdressers, DIY and general hardware/home stores would benefit from Council led initiatives to promote Stone, giving consumers a reason to visit the town to supplement footfall builders, such as the monthly farmers' market. Council initiatives to support new start-up businesses such as business rate holidays and business advice could also encourage further diversity in retailer provision within the town.



Community Facilities:

Stone has a lively community life with a wide range of facilities and assets in the town including Walton Community Centre and the recently opened community Fire Station located on the A34 in Walton.

Stone Town Council leases the Frank Jordan Community Centre, which is on Lichfield Street at the bottom of the High Street, and this is regularly used by community groups and organisations such as Stone Community Hub and the Endeavour Youth Club.

Stone Railway Station, a transport hub in the town, was built in 1848 and designed in the typical North Staffordshire neo-Tudor style by H.A Hunt. The station, a Grade II listed building renovated by Stone Town Council in 2004, now offers community rooms and meeting spaces. This is situated off Station Road in Stone with free parking.





In the centre of town there are a number of coffee shops, restaurants, public houses and cafés.

The Crown Hotel is situated in the centre of the High Street, and is a Grade II listed building. It became a hotel in 1834 and is still trading today.

Westbridge Park is in the centre of Stone with a large grassed area to the right hand side and a fitness centre on the left, run by a not for profit organisation. Westbridge Park takes its name from Westbridge House which once stood where the children's play area is today.

Stonefield Park is situated at the top end of Stone off Field Terrace. The park has a newly refurbished children's area, tennis courts and a bowling green along with well stocked flower beds.

Stone Common Plot is a unique area of pasture and woodland managed by a group of Trustees representing the Town of Stone and the surrounding Rural Parishes. It is managed to meet the strict requirements of the Natural England higher-level stewardship scheme. This is to help protect the pasture, which abounds with historic features, a unique hay meadow, ancient hedgerows and extensive woodland, each of these hosting and supporting an extensive array of flora and fauna. As part of the management Stone Common Plot offers up to 20 hectares of summer grazing land, managed by the Charitable Trust.



Culture:

Alongside those aspects of Stone Town that can be defined with relative ease (such as tourism, and sports and recreation), there is a rich tapestry of organisations which provide much of the character of the town as a neighbourhood.

Stone has a long Christian heritage dating back to the seventh century and the martyrdom of Wulfad and Ruthin. St Wulfad is commemorated in the name of St Michael's and St Wulfad's Church, the longest established church in the town. Christ Church joined it as the second Anglican Church, in the nineteenth century. Stone was also a centre for the Roman Catholic revival and St Dominic's is an important feature of the town. The free church, St John's, is still active albeit no longer in its original building.

Music and dance are prominent with the Stone Choral Society (nearly 50 years' old), the Stone Town Band and the Scout & Guide Band performing regularly, now joined by the Cantiamo Chamber Choir. The Stone Recorded Music Society, the Blue Diamonds Square Dance Club and the Stone Scottish Dance Group must be added to this, along with the theatre groups, namely Stone Revellers, Rooftop Studios, Pop and Stage Academy, and Chuckle Productions.

A keen interest in horticulture is evident not only by the number of allotments in the town but also by specific organisations such as the Stone Flower Club, the Gardening Club of Stone, Stone Chrysanthemum and Dahlia Society and the Stone and District Begonia Society.

There is a wide variety of charitable and community support organisations, ranging from the Freemasons, Rotary and Lions through Probus, U3A and the Women's Institute, to the Red Cross, the Community Hub and First Responders. Stone in Bloom, the Stone Festival Committee and the Stone International Friendship Association should be added to this list, as too must be the ex-services organisations: the Royal British Legion and the Royal Air Forces Association.

The younger age group are catered for by the Endeavour Youth Club, the Scouts, the Girl Guides, St John's Ambulance and the two successful military cadet groups, the Stone Detachment (Mercian) of the Army Cadet Force, and No 2352 (Stone) Squadron of the Air Training Corps.

Other special interest groups include: Stone Watercolour Class, Stone Civic & Historic Society, North Staffordshire Association of Bell Ringers, the Stone & District Motorcycle Club and the Stone Patchwork and Quilters.

It is unfortunate that the town does not have an adequate community centre where all these organisations can meet. This is a particular challenge for the performance groups who desperately need a well-equipped auditorium seating at least 250 people.



Traffic and Transportation:

Stone historically has always been an important town in terms of road connections to other parts of the country. Stone's location on the major road route between London and Chester, and ultimately to Ireland was a significant factor in the town's growth and continuing importance. This route was described by Ogilby in 1675 as "...one of the most frequented roads in the kingdom". Stone lay at the junction of this road with another major road from the south via Birmingham and Stafford to Manchester and north to Scotland. Other roads approached from Eccleshall to the south-west and from Leek to the north-east.

Stone continues to be well connected by road to surrounding towns, but also further afield due to its location mid-way between junction 14 and 15 of the M6 and its easy access to the A50. Being only a seven to ten minute car journey away from all these major routes, it allows ease of access to both north and southbound journeys of the M6 and eastbound along the A50 to the M1 and the full motorway networks. The result is that Stone is very much a commuter town with heavy reliance on car usage.

Getting to work figures taken from the 2011 census over the 3 wards in Stone show the following data, confirming the heavy reliance on cars:

5,747 people use cars or vans (2,002 from Walton Ward, 1,918 St Michael's Ward, and 1,827 from Stonefield ward).

302 people use trains or buses (87, 80, and 135 respectively)

797 people work at or from home (225, 274, and 298 respectively)

1455 people use other methods i.e. taxi, motorcycle, bicycle, walk and passengers in cars (529, 362, 564 from the respective wards).

The disadvantage of the proximity to the M6 corridor is that when accidents occur on this section of the motorway, and this is not infrequent, the traffic is diverted onto the A34, a dual carriageway road which bisects the parish in two. This results in very heavy traffic congestion across the local road network, which currently at peak times, is already congested. The PfSB acknowledges there is already congestion on the A520 Leek Rd into Stone and similarly the B5026 from Eccleshall which takes the traffic from the residential areas of Walton down to the A34. Alleviation of this congestion is a significant concern to local residents, particularly as Walton is currently accommodating an expansion of 592 homes within the area over the plan period.

Stone as highlighted in the PfSB has an oversupply of 4 and 5 bedroomed houses which results in a higher proportion of 2+ car families. The use of bicycles as a mode of transport to work is very limited.

Whilst the PfSB attempts to encourage more sustainable methods of transport with the aim to improve links by public

transport from the surrounding hinterland through better bus services, the reality is that bus services are currently being reduced. The 101 is the only bus giving a good regular service to both Stafford and Newcastle/Hanley. Other bus services are irregular and whilst servicing employment areas out of the town for those who have early start times, the same cannot be said of those office personnel who commence work later. Furthermore, the local bus services which operate within the town's residential areas do not start early enough to accommodate those who would wish to catch a bus or train from Stone Town Centre to get to work for 9am. Dedicated earlier buses which link to these services could incentivise individuals to relinquish their reliance on the car. Further bus provision will also be required with the expansion of the new Business Park at Meaford, and the building out of the Strategic Development Location site at Walton over the plan period.

Stone's only High School, Alleyne's Academy also generates significant cross town vehicle movements and hence congestion, due to a lack of bus services at appropriate times.

Stone's rail service resumed in December 2008 after some years of rail replacement bus services, and prior to 2003, a very poor stopping service for the Stoke to Stafford route. Since the London Midland Trent Valley trains started calling at Stone in 2008 passenger numbers have increased by 10% yearly to 103472 in 2013-2014. The latest set of passenger figures recorded 127,608 in 2016/17 which is up 17% on the previous year. Commuting to Stoke and Stafford is well used but the journey to Birmingham has been discouraged by having no convenient early evening return journey. Commuting to the north requires train changes at either Stoke or Crewe. However off-peak services and weekend use for leisure purposes continues to rise, given the reasonable train fares, particularly to London.

Rail access to Stone is provided through the two sections of the West Coast Mainline and much has been done to improve rail usage over recent years. Improving access to the railway station and secure appropriate levels of parking for both cars and bicycles is a priority, as is ensuring there is adequate provision for taxis through extending existing or creating new appropriately placed taxi ranks.

Network Rail will be consulted on planning applications affecting railway infrastructure. The national rail infrastructure project HS2 has a planned new Railhead and maintenance base within the Neighbourhood Area and the high speed rail route from London to the North-West passes through a small proportion of the Neighbourhood Area also

Stone is an important canal town and the Trent and Mersey Canal brings tourists into the town. There is good provision for canal boats with services provided at Stone Town Boat Yard and Chandlery, and nearby at Aston Marina.

There is a service run by Age Concern which offers elderly residents transport to hospital appointments. Serviced by volunteers it is under pressure and will become even more so as the population of Stone ages.

Infrastructure and Environment:

To accommodate the above mentioned traffic congestion and to relieve pressure points on the road network at roundabouts, as well as the A520 through the town centre, it is envisaged transport management schemes will need to be implemented over the plan period. Local highway improvements and enhancements of the B5026 Eccleshall Road/A34 roundabout and the A34/A51 roundabout will also be required.

The development of walking and cycling connections, accessible to all members of the community, by extending existing foot and cycle paths together with the creation of new ones as an integral part of new developments, are vital for encouraging a reduction in car journeys, both to local employment sites and to the town centre itself.

An important consideration in terms of new residential development at Stone, will be the potential impact of additional foul water flows on the current sewerage system. During times of heavy rainfall, the capacity in parts of the sewerage system can be exceeded resulting in localised sewer flooding. Depending on the location of development, additional sewerage capacity may be required to reduce flood risk. New development to the west of Stone will drain via an existing sewage pumping station at Westbridge Park, where capacity assessments will be required to determine whether further capacity is required. Any capacity improvements will need to coincide with development construction.

Information from Severn Trent Water has identified that any “on site” mains required for particular developments will need to be met by landowners and developers. Off-site reinforcement will be required to secure levels of service to Stone. Current proposals are to reinforce the trunk main network in Stone. It was planned that this should be constructed by 2016.

With regard to community infrastructure provision, new development should be required to deliver education contributions to primary, middle and secondary school facilities in Stone. Significant development in the Walton area of the town may require improvement of existing school sites in the locality.

Electricity providers have identified that the 11kV infrastructure in Stone is at capacity and therefore new development will require local improvements with further details to be provided by Central Networks. However, no major gas infrastructure would be required in Stone, with ‘standard’ connections to the medium pressure system to be provided by developers.

The map illustrates the general topology of Stone with its two main urban areas straddling the Trent flood plain. The orientation of the landscape determines the general north/south orientation of the town. Hence communication routes follow the same patterns with 4 lanes of the A34, the Trent & Mersey Canal, the River Trent and a branch of the West Coast Mainline rail link all following the same direction. These transport links provide important gateways into Stone (shown by the red arrows).

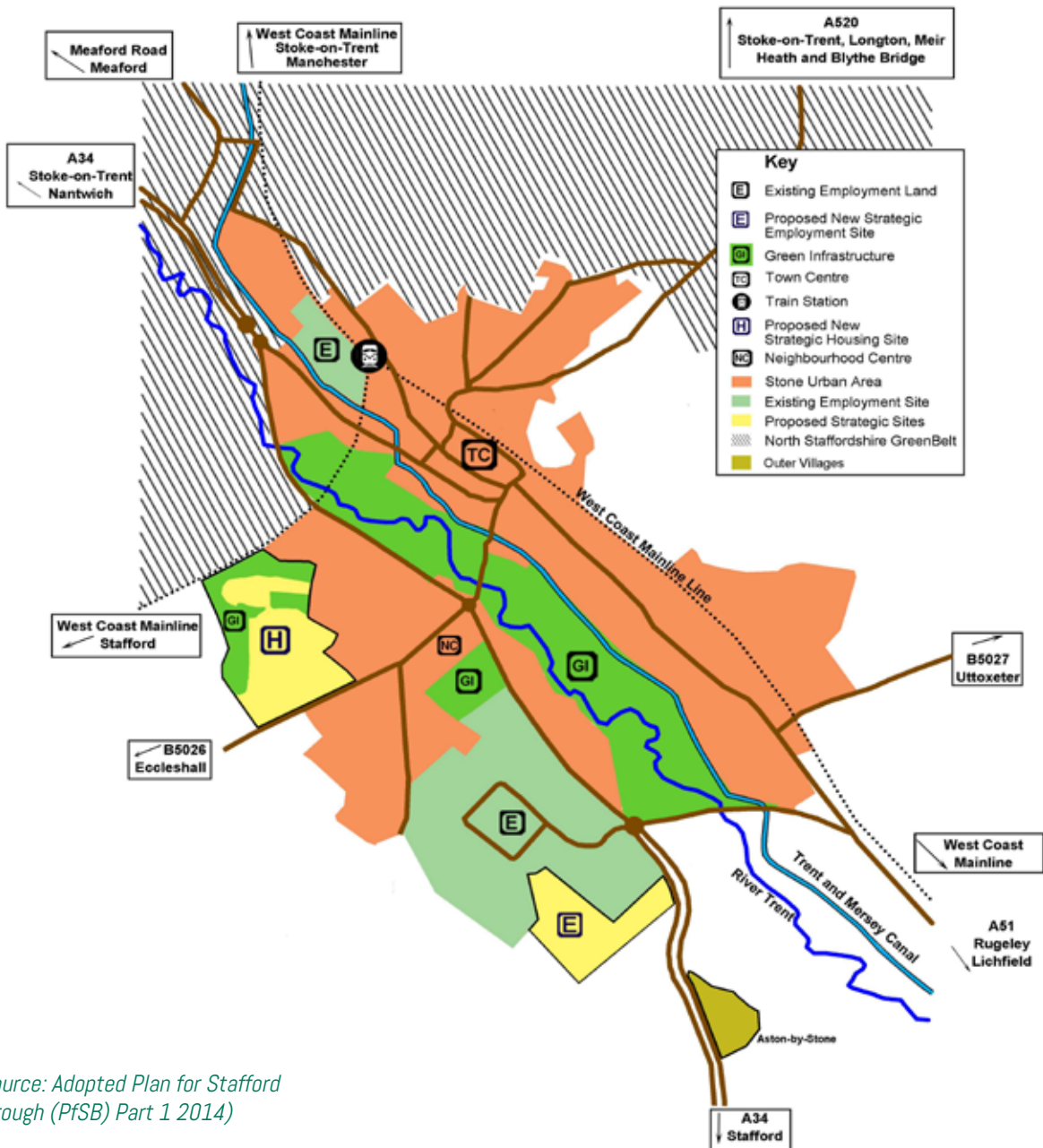
The main provision for Green Infrastructure (GI) is along the River Trent flood plain, although as identified on the map, GI will be strengthened on part of the perimeter of the new strategic housing development scheme marked (H), increasing provision and enhancing biodiversity assets within and around the town. The new development, marked H, plans to deliver approximately 500 new homes with 32% being affordable housing in the context of Policy C2, through a mix of housing types, tenures, sizes and styles with proportions of 2, 3 and 4 bedroomed properties.

Stone has two main existing Business Parks, Whitebridge and Stone, highlighted in pale green and marked E on the Plan. It is the intention of the Borough to add at least 18 hectares of new employment land, highlighted in yellow and marked E on the map, south of Stone Business Park. Just outside the Neighbourhood Plan area, to the north, is the developing Meaford Business Park.

In addition to the above GI, the Common Plot, Walton Common and nearby amenity areas of the Downs Banks and Aston Nature Reserve also provide important assets close to the town. Another major open green space is provided through the Well-Being Park located between Stone and Yarnfield and home to Stone Dominoes Football Club.

Map 10 Stone Town Key Diagram

Stone Town Key Diagram



(Source: Adopted Plan for Stafford Borough (PfSB) Part 1 2014)

Stone Town West and South Infrastructure Requirements

Infrastructure Category	Requirements	Phasing	Capital Cost	Funding
Transport	An access, transport and travel plan strategy for the Strategic Development Location that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Stone town centre, nearby existing and new employment areas. The strategy shall identify access points to the site and between the site and the existing settlement. It shall also identify construction access arrangements that do not disrupt existing residents and improvements to transport capacity along the B5026 Eccleshall Road, and at the A34 roundabouts	2011-2031	TBC	None committed, but potential sources include: Developer contributions
Nature Conservation and Biodiversity (CRITICAL)	Suitable Alternative Natural Greenspace to be provide through (a) on-site open space provision, (b) management of Cannock Chase, or (c) contributions towards 'Suitable Alternative Natural Green space' (SANGS) elsewhere.	2011-2031	TBC	Developer contributions and / or direct provision.
Electricity (CRITICAL)	Connection to grid. Provision of a local electricity sub-station.	2011-2031	£4m	Developers will be required to pay for connections.
Gas	Reinforcement for housing sites	N/A	£150-250k (TBC)	TBC
Potable Water (CRITICAL)	Reinforcement of the water supply required. 1.2km of 450mm pipe in A34 Stone required to protect water levels of service in Stone	2011-2031	£1.7m	Severn Trent (AMP5). Developers funds on site mains
Sewage	Notional modelling indicate additional flows from housing is not expected to have significant impact on sewer capacity with foul flows draining to an existing sewage pumping station at Westbridge Park. Capacity issues are	Lead time of 3 years	£5.2m identified for all SDLs at Stafford and Stone. Investment allocated when	Not in current Asset Management Plan
	not envisaged with the new employment area due to the proximity of the sewage treatment works		new development is delivered	
Education	Extension of existing secondary school required to accommodate projected growth in pupils. School to be expanded yet to be determined. New Primary School provision to be included in Master Plan	2016+ 2016+	£2m (TBC)	DfE Capital Programme (under review) / Developer contributions. Developer contributions
Primary Healthcare	Project in development which could serve new development on the West of Stone	2016+	£5m (TBC)	GP consortium.
Telecommunications	Stone exchange is enabled with Superfast Fibre Access Broadband. No cost implication for developer over standard telecommunications infrastructure.	N/A	TBC	
Open Space	Will need to be planned in association with requirements for SANGS and local standards of provision.	2016+	Unknown	Developer contributions.

(Source: Adopted Plan for Stafford Borough (PfSB) Part 1 2014)

Green Space:

In March 2012, the Government made it possible for green spaces with a special community importance to qualify for a new protection status. This status is known as 'Local Green Space'. The Local Green Space status has been made possible through the introduction of the Localism Act and Natural Environment White Paper (2011) which influenced the policies in the National Planning Policy Framework, (NPPF).

The Natural Environment White Paper 2011 highlighted the "importance of green spaces to the health and happiness of local communities". Green spaces, particularly 'natural' and 'semi-natural' green spaces, located close to local people provide a range of social, environmental and economic benefits including improved mental and physical health, increased social and physical activity and improvements to children's learning, improved community cohesion and sense of place. Environmental benefits include making places more attractive to live, work and play as well as investing in and enhancing wildlife habitats and corridors, whilst providing for climate change adaptation.

The act of designating sites as Local Green Space is not intended to be a reactionary exercise which only takes into account sites under threat from development. Based on information in the UK Natural Environment White Paper (2011), the act of designating sites for Local Green Space protection is seen as a positive step towards recognising an area's unique value and worth.

Broad guidance for identifying sites worthy of Local Green Space designation is provided in the National Planning Policy Framework (paragraphs 76-78). Further guidance is available in the Planning Practice Guidance, (PPG), Local Green Space Designation document dated 06/03/2014. (See Appendix D for more details of the relevant National Planning Policy Framework and Planning Practice Guidance paragraphs).

With the inevitable increasing population of Stone comes the requirement to ensure that adequate and readily accessible local green space, and particularly natural and semi natural green space, is available for the community to enjoy.

A key aspect of what makes Stone an attractive and desirable place in which to live is the current positive balance between green space, natural and semi natural green space and the built environment, which generates an overall 'feeling of space' as you move around the parish. Furthermore every approach into the town, be it by the A34 and Stafford Rd, A520 Moddershall Valley, the B5027 Lichfield and B5026 Eccleshall Roads, has trees and green space creating a pleasing experience and tempting visitors to explore the area further.

In designating the areas of Local Green Space in this Neighbourhood Plan, the aim is to preserve, and where possible, enhance such areas, thus maintaining all that is special and unique to Stone.

An assessment of green spaces across the town has been carried out using the NPPF criteria, and over 50 sites have been identified as Local Green Spaces. This assessment forms part of the Neighbourhood Plan evidence base. Following earlier community engagement the importance and value of Local Green Spaces within Stone was acknowledged. As such volunteers undertook an audit of all existing and potential spaces, which provided a comprehensive list of sites identified for community consultation as possible Local Green Space. Following the community consultation including work with statutory bodies, landowners, sports and social clubs and the wider community, the areas in Appendix D were formally nominated as Local Green Spaces. During the preparation of the neighbourhood plan and Local Green Space consultation in 2016 and 2017 each site was tested against the criteria set in paragraph 77 of the NPPF 2012. Following the release of the NPPF in July 2018 all of the proposed Local Green Spaces have been tested against paragraph 100 to ensure they are compliant with the revised criteria.

Examples of identified Local Green Spaces include:

Westbridge Park: Westbridge Park is the largest park in Stone providing leisure and recreational facilities for the whole community. It takes its name from Westbridge House which once stood where the children's play area is sited today, and presumably that name had its origins in the fact it was west of the bridge that spans the River Trent. It is bounded by the Trent and Mersey Canal to the east and the Trent to the west. After the war and under the ownership of Stone Urban District Council, Westbridge House was demolished, and in 1951 the Park was opened as part of the Town's Festival of Britain celebrations. To commemorate the event, a pair of wrought iron gates were produced by a local blacksmith which still remain today at the pedestrian entrance. Some twenty two years later, agreement to the transfer of ownership of Westbridge Park to Stafford District Council, (now Stafford Borough Council), is evidenced in minutes of Stone Urban District Councils' meeting of the 18th December 1973.

The Park comes within the remit of policy CAF3, in that it is a recognised Asset of Community Value. It contains expansive areas of natural and semi natural green space along with two football pitches, a formal children's play area, scout and guide buildings, and a fitness centre. It is also the home to the prestigious Stafford and Stone Canoe Club which since its establishment in 1973 is now recognised as one of Europe's foremost canoe slalom clubs producing world class canoeists for GB teams. The Park provides a venue for many of the Town's annual events, and is a focal point for festivities during the week long Summer Festival in June; the Spring Fun Fair; the Stone Food and Drink Festival on the first weekend in October, which has grown to become one of the Midlands' biggest and busiest gastronomic events; and the Stone Town Bonfire. As a contrast the Park also offers the opportunity for peaceful walks, both along the river and within the meadows, where the adjoining woodland is also rich in flora and fauna.

Tilling Drive Allotments: These allotments have existed for at least 40 years and contain around 100 plots. The land, previously owned by a private company, was donated to the community, resulting in the formation of Community Interest Company which oversees the allotments. The allotments are very well tended, and evidence a strong and inclusive community ethos with a communal area, a section for children to grow produce and an easy access area with raised beds. In particular, the 2014 Stafford Borough Council Green Awards commended these allotments for their 'Community Area'. They are highly valued by the local community for the benefits they bring such as exercise, a healthy lifestyle, the provision of home grown produce, and the opportunity for social interaction with like minded people.

Nicholls' Lane: Is a Natural and Semi-Natural Greenspace situated on the north-east periphery of Stone and lying within the Moddershall Valley Conservation Area. It is in private ownership. It has a public footpath, (Stone Town 13), which crosses the field south west to north east that is used on a daily basis, and particularly so by dog walkers, who may let their animals off the lead because there has been no grazing stock for many years. Other well-worn paths cross and circumnavigate the field. It is also used for other forms of informal recreation such as picnicing and sledging both in recent times and historically. The field abuts woodland designated as both a Site of Biological Importance for its flora, and a Local Wildlife Site.

It is part of the green corridor formed by the valley, which extends outwards from the town to the Green Belt in the north and east. In this location the Green Belt defines the boundary of both the field and the town. The field has been subject to a planning application which was dismissed on Appeal, ref APP/Y3425/A/13/2203362. It is very highly valued by the local community who enjoy the beautiful views across the valley, its tranquillity, historical significance, and plentiful wildlife.

Millennium Way: This area of approximately 1 hectare encompasses five distinct and different sized parcels of landscaped amenity green space, planted with both trees and shrubs, which are bisected by the feeder road from the A34 to the Whitebridge housing development and Industrial Estate. These parcels of land also back onto the Trent and Mersey Canal and incorporate land to the east of Millennium Way. Together they constitute a significant piece of open space for informal recreational use by the community, as well as providing a habitat for wildlife, a paved link to walks by the canal and the countryside beyond, and enhancement of the entrance to the large Whitebridge housing development. All these factors help to promote a sense of well-being for the local community in the area. The section immediately next to the A34, which is planted with wild flowers, also creates a sense of space which is replicated in the main, on other gateway approaches into Stone, and is perceived as an important feature of the town.



Sport & Recreation: Stone's Sporting Future:

Stone residents of all ages are able to enjoy a variety of ways of keeping 'physically active'. These range from active play in dedicated play areas for young children to more traditional activities such as all the popular racket sports, through to studio fitness/mobility/dance classes for the young persons and adult population. For those who enjoy water sports there is a swimming pool situated at Alleyne's Sports Centre, and at the renowned canoe club on the river Trent, it is possible to train alongside International and Olympic canoeists. The area is also particularly strong in club cricket. Stone Hockey Club, Stone Dominoes Football Club play at nearby pitches situated outside the town boundary.

At a gentler pace, Stone has many suitable areas and dedicated footpaths for walking, and allotments are available on five sites for those who wish to enjoy the outdoors whilst producing their own food.

Senior residents have provision supported by U3A, for example, croquet and bowls is available at Stone SP Cricket Club.

The 'having fun in the outdoors' community spirit within the town is promoted by its various festival activities which include a raft race, dog derby, duck race and running event. These competitions are enjoyed immensely by participants and spectators alike. Moreover, Stone residents embrace national sporting events, evidenced by the large turnout to watch the Tour of Britain Cycle Race passing through the town.

The Trent floodplain containing local meadows and the town's main riverside park, makes a vital contribution to the well-being of Stone's population. Footpaths for walkers and routes for

cycles cross these areas. These spaces are complemented by the Edwardian 'Stonefield Park' and the recreational space on Tilling Drive. In close proximity to the flood plain are other natural and semi natural green spaces which include, 'Walton Common' and the ancient meadow of the 'Common Plot'.

As previously highlighted, just outside the Neighbourhood Plan area is the 'Downs Banks' (National Trust), and Aston Marina (a popular local leisure & recreational centre). The lower section of the Moddershall Valley Conservation Area lies within the Neighbourhood Plan boundary and has a public footpath, (Stone Town 7), linking into the town via the Coppice Gardens housing development.

Most of Stone's more traditional sports capacity is located at Alleyne's Sports Centre, Westbridge Park Fitness Centre and Stone Lawn Tennis & Squash Club. Two local cricket teams have their own facilities and one has hosted Minor Counties cricket in the past. Additional unmet demand is also taken up by small dedicated facilities in the private sector particularly in the areas of fitness and swimming whilst school halls provide additional capacity for fitness and dance classes.

It will be the aim of the Neighbourhood Plan to work with approved interested parties which promote the five key outcomes of the Government's new sporting strategy 'Sporting Future Accessibility'; physical well-being, mental well-being, individual development, social and community development, and economic development.



Tourism:

Stone is winner of nine consecutive gold medals, awarded to the town by the Royal Horticultural Society's Heart of England in Bloom. Stone is an attractive visitor destination and all efforts should be made by local authorities to provide affordable long stay and short stay parking, upgrade street furniture and maintain the canal and riverside walks.

Stone is a popular canal and market town, with good road, rail and canal links, close to many great tourist attractions such as Trentham Estate, Alton Towers and Wedgwood Pottery, all easily accessible from the town. Promotion of Stone's close proximity to these destinations should be maximised to encourage the passing tourism trade.

Stone has a great reputation for its festivals and street parties and every effort must be made to improve the marketing and promotion of events such as:

- Weekly Town Market.
- Monthly Farmers' Market and Craft Market.
- June: the week long Summer Festival.
- July: Music Festival (Market Square).
- October: Stone Food and Drink Festival, one of the Midlands' biggest and busiest food festivals attracting thousands of visitors to the town.
- November: Christmas Lights Switch On with a spectacular display of Christmas trees and lights, late night shopping, and fun fair.

- November: the annual bonfire held on Westbridge Park.
- All year round Stone in Bloom.

Events attract visitors who have the maximum effect in boosting the local economy by enjoying the hotels, bed and breakfasts, unique independent High Street shops, restaurants and the Real Ale Trail pubs. The canal particularly attracts visitors to Stone from a wider area, and more moorings are essential to encourage longer stays in the town. Tourists who are looking for a more serious experience can trace the old market town history back to medieval times. St Michael's and St Wulfad's Church has a 12th century seal matrix of Stone Priory permanently on display. The seal attracts tourists from the UK and many parts of the world.

Also within the town boundary lies the lower section of the Moddershall Valley Conservation Area, which contains two out of an original ten watermills along the whole valley, which ground flint and bone to supply the developing, and eventually, very successful pottery industry in Stoke on Trent. Consequently there is potential to promote them as a further tourist attraction.

Stone has an established tourism base during the specific season of June to November. A programme should be developed, marketed and promoted to generate tourism during the town's "off season" to increase revenue for local businesses.



Character Areas:

The Stone Urban area comprises two distinct settlements: that to the east of the River Trent (which can itself be divided into 3 distinctive character areas); and Walton to the west of the river. These settlements are separated by a green corridor around the River Trent and between the river and the Trent and Mersey Canal.

The 5 areas outlined above are described in terms of their distinctive features.

Centre of the Town:

Much of the centre of the town lies within Stone Conservation Area. It contains mainly retail and small businesses, but there is also residential use, mainly apartments, including a number of retirement flats.

Commercial and retail uses are focused primarily along the High Street and directly off it. There is a relatively high proportion of independent retailers, a hotel, a number of banks, a GP surgery, a dental surgery, a mid-size convenience store, a number of restaurants, coffee shops and public houses, and several charity shops. There is a second larger supermarket and more apartment buildings just to the east of the High Street itself.

The High Street has restricted access to vehicles and is regarded as a safe place to walk and shop. It is home to a popular monthly farmers' market and smaller weekly market days. A number of the upper floors of the commercial units in the High Street have been converted into apartments and this seems to be a growing trend.

The building stock in and around the High Street is for the most part Georgian and Victorian. The former date from the town's time as a market town, its position on the coaching routes from London to the North and Ireland and to the arrival of the canal and its associated businesses. The latter date from the town's industrialisation and growth in the mid-19th century (notably due to boot making and brewing). There are a small number of later infill developments both retail and residential.

There are places of worship in the centre of the town and also a town hall, a public library and a community centre. To the west of the canal, the old workhouse has been converted into apartments and there is a small development of sympathetically designed new housing and a health centre.

There are more than 50 listed buildings and monuments within this area of the town of which five are Grade II* listed. Several of the listings relate directly to the canal. There are also a number of unlisted buildings of townscape merit which provide interest and variety.

North of the Centre:

This area is delineated by the Longton Road (A520) running north-east out of Stone through the Moddershall Valley, the Newcastle Road running north to meet the A34 and by the settlement boundary. The area is largely residential and much of it is Victorian in origin complimented by small clusters of

post war developments. Airdale Road has a distinct residential character of large detached houses set within substantial gardens. This particular character provides a well-designed 'edge of development' facing towards the open countryside shown in Appendix B.

Part of the area lies within Stone Conservation Area, notably King's Avenue, Granville Terrace and The Avenue. Most of the housing stock dates from mid-Victorian times with a few later Victorian/Edwardian houses and a few more modern infill developments.

The Victorian/Edwardian properties lying within the Conservation Area are typically large 2 or 3 storey properties with small frontages and sizeable back gardens. There are also a number of large properties of the same period on Oulton Road, many of which have extensive land attached and in some cases this has been sold off for small scale infill development.

Most of the remaining area consists of Victorian terraced streets of which were once factory workers' cottages. These have no front gardens or off-street parking, but enjoy modest back gardens. Good examples of such properties are to be found around Stonefield Park.

Properties a little further from the centre of town in and around along Mount Road and Newcastle Road consist largely of mid to late 20th century housing. Beyond the Newcastle Road and at the end of Mount Road and bounded by the canal, Navigation Loop, is a modern housing development comprising, for the large part 4 and 5 bedroom houses interspersed with some smaller properties and apartments.

Just north of the centre there is the 19th century St Dominic's Church, alongside St Dominic's School and Care Home. A little further north is the Grade II listed Railway Station and on the Newcastle Road, the Stone Tennis and Squash Club.

At its farthest reach, the area to the north is also home to 2 light industrial estates and there is also light industry and commercial offices situated in the old Joule's Brewery buildings on the Newcastle Road, close to the centre itself.

The northern area contains several places of worship and the area is served by Christchurch First and Middle Schools and by Stone's only secondary school, Alleyne's Academy. There are around 30 listed buildings and monuments in the area to the north of which 5 relate directly to the canal.

The area also contains valuable green space, notably Stonefield Park and the area is bounded to the north by the Common Plot, several acres of land left in trust and dedicated to the leisure and recreation of the people of Stone.

South of the Centre:

The area south of the centre is delineated by the canal to its west, the A51 to the south and the settlement boundary to the east. Its main road artery is the Lichfield Road. It is

almost exclusively residential with older Georgian and Victorian housing stock close to the centre and more modern post-war developments of differing size and style lying beyond this.

Housing development along the Lichfield Road is typically of older post-war stock often set back from the road and enjoying sizeable gardens. In particular the north side of Lichfield Road between Uttoxeter Road and Aston Lodge Brook is a good example of this distinct character set within an area of denser more recent developments, shown in Appendix C.

The more recent housing, comprises a series of moderate sized developments between the road and the canal, with generally smaller in-fill developments lying between the road and the railway line.

At the limit of the settlement boundary to the south east and beyond the railway, lies the Aston Lodge Park development, with over six hundred modern homes accessed directly off the Uttoxeter Road.

There are green spaces evident across the area and other green space evident at Stone Cricket Club situated on the Lichfield Road and Little Stoke Cricket and Bowls Clubs on the Uttoxeter Road.

The area is served by St Michael's C of E First School situated on Weavers Lane off the Lichfield Road. There is also a GP surgery just south of the town centre itself.

West of the River:

This area is bounded by the River Trent to the east and the settlement boundary to the west and falls within the Walton settlement. The main road arteries are the A34 that bisects the area north to south, and the Eccleshall road running east to west. The area is largely residential and consists for the most part of post-war housing developments. The northern boundary however, is formed by Stone Golf Club and the southern boundary by the growing Stone Business Park.

There are a number of Victorian properties along the Stafford Road, though primarily Walton comprises post-war housing developments. The older housing stock is on the northern section of the A34 (The Fillybrooks) and the Eccleshall Road close to the A34. All are set back from the road and often enjoy sizeable gardens.

Later developments continue to expand the settlement beyond its original boundaries. There are sizeable more mature developments between the river and the A34, and between the A34 and the settlement boundary, each comprising several hundred homes and a number of apartments. An infill development of modern housing is currently being built just west of the A34.

Walton is expected to see considerable further housing development along its western boundary in the coming years

with the designation of more than 500 additional houses specified in the Local Plan.

There are a number of green spaces evident and a small park and playground on Whitemill Lane. There are 5 Listed Buildings and monuments in the area that are clustered around the Stafford Road.

The area is served by Manor Hill and Pirehill First Schools, (on Manor Rise and Pirehill Lane respectively), and Walton Priory Middle School on Beacon Rise.

There are also three small retail parades in Walton, one on the Eccleshall Road just west of the A34, one on Pirehill Lane and the third at the Stafford Road roundabout. Stone Community Fire Station lies on the A34 north of Stafford Road.

River and Canal Corridor:

The river and canal corridor runs north-south through Stone and forms in itself a distinctive character area.

To its west lies ribbon housing development and the A34. To the east, the canal and close to the town centre is mostly older housing stock, whilst further north from the town centre more modern developments are evident.

The corridor itself comprises valued green space, including grazing land, meadowland, designated nature reserves and Westbridge Park which is used extensively for leisure and recreation purposes.

Much of the river corridor is on designated flood plain.

The Trent and Mersey Canal has played an important role in the town's development, and continues to do so to this day. It forms a key element of Stone's leisure and tourism offer, and is an important part of the town's infrastructure. The canal corridor also supports a range of employment opportunities, including at the Grade II Listed Grand Trunk Wharf, which still provides boat repair services.

Each of the above five Character Areas have a distinct character. Within two of these Character Areas, Special Character Areas have been identified, namely Special Character Area North and Special Character Area South which are predominately residential comprising of properties set within large gardens. Through the community engagement, the issue of development of infill housing within garden plots was identified. The Neighbourhood Plan undertook further community engagement with residents of these two areas, proposing a policy to safeguard the gardens from development of additional residential units within the gardens, which would change and harm the special character.

On balance, reviewing the responses, the material considerations meant that Special Character Area North was proposed as a policy area and Special Character Area South, whilst still being recognised as an important area, was not included in the policy.

Gateways and Views:

Stone is a town acknowledged for the quality of its built heritage, unique positioning alongside river and canal, excellent leisure and recreation facilities and a growing tourism sector. Its successful development and realisation of our vision will depend to an important degree upon conserving and enhancing the local character and the views in and around its town centre.

To this end it is possible to identify a number of important gateways to the Centre, each requiring specific recognition and consideration.

Gateway 1: Stafford Road (A520)

The Stafford Road is the main gateway to the Town from the South (Stafford via the A34) and West (Eccleshall Road) and arguably the most heavily used.

The road crosses the River Trent and affords most important views along the river, across the river flood plain and meadows to the north; and across the green expanse of Westbridge Park to the south.

Particularly noteworthy are the impressive views from the road of the roof lines of the town centre straight ahead and those across Westbridge Park to the Grade II listed The Moorings and to the tower of the Grade II* listed Church of St Michael.

Gateway 2: Longton Road (A520)

The Longton Road is the main gateway to the Town from the north east and is also heavily used.

The road reaches the Town Centre via the northern boundary of the Stone Town Conservation Area having passed through the adjacent Moddershall Valley Conservation Area.

As it enters the town centre the road affords important views of parts of Victorian Stone and in particular the old Co-op bakery building and the imposing Church of St John, (Grade II Listed and currently unused).



Gateway 3: Lichfield Road

The Lichfield Road is the main entrance from Lichfield and enters via the southern residential area. The road reaches the town centre as Lichfield Street, where it passes imposing Georgian and Victorian housing stock and several independent retailers. It affords important views across the town centre and of the built heritage of the High Street including several Grade II listed buildings

Gateway 4: Railway Station/Station Approach

Stone's mid Victorian railway station is itself Grade II listed and affords an interesting entrance to the Town Centre for the increasing number of railway travellers from as far away as London to the south and Manchester and Crewe to the north.

It has an imposing and attractive facade and is positioned at the head of Station Approach, a road that leads directly into the town centre at Granville Square passing by for the most part Victorian housing stock and St Dominic's School and Church, (Grade II listed).

Gateway 5: Trent and Mersey Canal

The Trent and Mersey Canal forms the boundary of the town centre running north to south and affords an interesting entrance to the town centre for the growing numbers of canal boat tourists.

The southern approach affords attractive views over Westbridge Park to the west and The Moorings, (Grade II listed), to the east. The northern approach enters the Town alongside the old wharves, many now light industrial units and several Grade II listed buildings and monuments.

The canal passes numerous buildings and spaces of historic interest, many of which are Grade II listed buildings or places of townscape merit including the Star Inn, the Crown Wharf, the old Workhouse (now residential apartments), the old Joule's Brewery Warehouse and the canal-side boatyards.



Town Centre and Markets:

Commercial and retail uses are focused primarily along the High Street and directly off it. It has a relatively high proportion of independent retailers as well as retail chain stores such as W.H. Smiths, and Boots. Barclays and Lloyds Banks plus the Hanley Economic and Leek Building Society provide visitors and residents with adequate financial services. The historic listed Crown Hotel sits in the centre of the High Street.

It also contains one of the two GP surgeries in the town, one of the four dental surgeries, a number of restaurants, coffee shops and public houses, and several charity shops. There is a second larger supermarket and more apartment buildings just to the east of the High Street itself. Other services found in the High Street are three pharmacies, two opticians, and Re-Solv, the UK's leading agency working to end volatile substance abuse and support those whose lives are affected by these and other 'legal' highs.

Defibrillators are placed at either end of the town and have proved very valuable in their usage.

Stone Town Council Offices just north of the High Street along Station Road, also accommodates the Stone Police Post, a Citizens Advice Bureau and Stone and District Age Concern. Although the Police Post has no permanently based police officers on site, it is normally manned from 9am to 5pm Monday to Friday and is linked to the central Police Control Room. There are two Police Officers and one PCSO that cover Stone and the surrounding area. The CAB, due to funding cuts, has had to reduce appointment availability in Stone, requiring visits to the Stafford Office for some Stone residents. Age Concern offers a free advice service, available five mornings a week, for anyone over the age of fifty. The library in the Market Square is a focal point for information and internet access.

There are places of worship in the centre of the town, and the Frank Jordan Community centre is situated just south of the High Street on the Lichfield Road.

It is felt shop frontages would benefit from a more uniform approach, in-keeping with the Conservation Area status, creating a more attractive High Street. There also needs to be a focus on bringing new business back to the small number of vacant shops, ideally of an independent nature, which will enhance visitor interest in the town and hopefully increase footfall.

Although with restricted access during the day, in the evening the Market Square can become congested with parked cars accessing the local restaurants. It is therefore essential to retain sufficient free car parking space close to the town centre to ensure the High Street and Market Square remains a user friendly pedestrian area at any time of the day or night.

The Market Square generates considerable income for the town, and is an important public space with a cosmopolitan atmosphere, with local restaurants putting out tables and chairs for diners. Situated in the middle of the High Street, it is a multi-functional area used for social interaction for both formal and

informal social and cultural activities, encouraging residents and visitors to come together, strengthening the communal spirit of the town. Festivals and street parties place their stage in the Market Square making it the main focal point for audiences. In order to reflect the importance of the area, Stone Town Council has invested in the square, paving it with York Stone and installing electricity points available for stall holders who attend both the weekly markets and the monthly Farmers' Market.

Stone has a long history of being a market town, dating back to the 13th century and still had a livestock market until its closure in the early 1990's. For the past 12 years, the Farmers' Market has provided a vibrant street theatre on the first Saturday of every month with over 50 traders regularly attending. Currently the town's market days are Tuesdays, Fridays and Saturdays with average number of stalls being 5, 7, and 4 respectively. Every third Saturday of the month there is a Craft and Collectables Market.

The ambience that is created by the Farmers' Market is now a significant feature in the economy of the town, drawing people into the High Street and facilitating a sales peak for the local retailers. The many participating food stalls help to reinforce the town's credentials as a destination for food, drink and leisure activities. It is an aspiration to build on this success and encourage increased participation in the regular weekly markets to provide greater reason to shop in the High Street. In expanding these weekly markets, care must be taken to encourage complimentary stallholders to the existing permanent retailers, rather than introducing competitive elements.

It is believed an opportunity also exists to grow speciality markets, such as a Continental Market, Spring Themed Market, and a Christmas Market.



Well-Being:

The importance of well-being or quality of life for Stone residents was made clear in the Neighbourhood Plan Public Consultation, when residents were invited to put forward their views about their town. The link between well-being, green infrastructure and recreation, with free access to open green space is highly valued. Westbridge Park in the middle of the town is of particular importance and the descriptive term used most was "our green lung in Stone". Local facilities such as play and recreation areas for young people are under-provided in Stone and those that do exist are poorly equipped. Westbridge Park should be the natural location for such investment.

The park is used by large groups of young people who congregate there particularly in the summer months playing games and enjoying their surroundings. It is also popular for families, young children learning to ride their bicycles, dog walking, picnics and relaxing by the canal and river. A number of running clubs, and Stone Ramblers use Westbridge Park whilst the two annual festivals held there attract visitors from a wide area. The preparation for the summer festival is enjoyed by many community groups and schools, building and making the floats, and growing and producing fruit and vegetables for the festival. The festival promotes a general feeling of wellbeing amongst a substantial section of the town's population.

Stone is home to four dental surgeries, two opticians, a number of chiropodists, chiropractors, physiotherapists and two GP's surgeries with a third close by in Barlaston. As is the case in many areas of the country, access to doctors is becoming

increasingly difficult and this is an ongoing concern raised by the community given the required housing growth over the plan period. The provision of Primary Health Care will be required to increase capacity either at existing facilities or by the delivery of a new additional service elsewhere in the town. Hospital services are provided through The Royal Stoke University Hospital and the smaller County Hospital at Stafford.

Football facilities are limited, and team rugby, netball, cricket and hockey are available, albeit some activities take part just outside the boundary of the Neighbourhood Plan Area. All these contribute to the health and wellbeing of many team members of all ages. There are a number of private golf courses close to the town and three outdoor bowling greens, plus a private tennis and squash club. Alleyne's Academy provides indoor facilities such as squash, badminton and an indoor swimming pool used by schools and members of the public. Recently St Dominic's Priory School has enjoyed great success in indoor rowing.

Stone is home to a considerable number of privately owned retirement apartments and the U3A offers a number of recreational activities held in local community buildings specifically aimed at an older generation.

It is hoped eventually, through an increase in recreational resources, that there will be satisfactory provision of facilities for all age groups, thus benefiting the health and wellbeing of all members of the community.

Movement and Legibility:

By virtue of the A34 and A51 bypassing Stone town centre it is all too easy to drive along these routes and not notice the town.

On the main through routes, signage is bland and uninviting, often hidden by foliage and sometimes cluttered with housing development signage (see photo). In such situations passing traffic may associate bland signage with featureless town, despite the signs advertising the fact it is a Canal Town. By failing to impress and provide incentive to draw the passing visitor into the town, opportunities are lost to strengthen its economy through visitor spend. For those visitors who do come into the town, signage within the town is limited and in the wrong locations. Moreover, there are no signs thanking visitors for their visit as they leave the town boundary.

Signage, whether for road users or pedestrians, is a vital part of making Stone welcoming. Particularly within the High Street, and from the Canal for those arriving by boat, signage is essential for guiding visitors around the town, enabling them to explore and enjoy all it has to offer, as well as highlighting essential services and facilities.

Given the unusually large amount of green infrastructure with its river and canal links within a very short distance of the town centre, signage to designated circular walks would be beneficial, allowing visitors to combine a stroll with a drink or meal afterwards in the town centre, thus boosting the local economy.

It is acknowledged these are matters that cannot be addressed by policies within the Neighbourhood Plan, but in order to ensure the vitality of the town, Stone Town Council will need to work with partners to devise ways to increase visitor footfall.

The roundabouts north and south of the town on the A34 are uninspiring except for the southern roundabout in summer which is planted with wild flowers.

Ideally Stone would benefit from more signs such as the one detailed below.

Future direction:

Stone needs:

- New eye catching signage when coming into Stone along the A34, to encourage passing traffic to take a detour into the town from the Walton or Whitebridge roundabouts.
- Clear direction and heritage signs both in the town and on the outskirts directing visitors into the central hub.
- Clear car parking signage.
- Definitive visitor information signs.
- Information Boards for visitors to stop and read – e.g. Things you don't know about Stone.
- Promote and deliver Heritage tours and walks to celebrate the diverse history of Stone and its Heritage Assets.



Local Green Space Designation

During the community engagement of the Neighbourhood Plan, when asked the question, "What do you like about Stone and what do you think should be preserved and retained?" the highest scoring issues identified were green open spaces, with people also identifying key areas including Westbridge Park, Common Plot, Stonefield Park, Walton Common, river walks, allotments, Crown Meadow, Trent Meadow and Nicholls' Lane Field.

Further evidence was collated that also identified the canal and towpath walks as a key feature of the area, together with the river valley walks and the rural nature and character of Stone. Some of the green open spaces provide annual functions for the town, becoming the venue for events such as Stone Festival, the Food and Drink Festival and Bonfire Night. These were also cited as key aspects that people identified as responses to the question.

During the community engagement process, the further question, "What do you dislike about Stone and what are the problems that need to be dealt with?" was posed. Relating to open green spaces, the Stone Neighbourhood Plan Stage 1 consultation report also highlighted:

- Inadequate leisure facilities especially for children and young people, e.g. playground, park, cinema, youth centre
- Commercial development on Westbridge Park land or river flood plain should not go ahead; M&S / supermarket developments outside the town centre should be stopped

The question, "What do you think should be changed in Stone and what improvements should be made?" also shown in the Stone Neighbourhood Plan Stage 1 consultation report highlighted:

- Provide new improved leisure centre with sports facilities, swimming pool, fitness and play facilities at Westbridge Park.
- Put a limit on further housing growth and expansion of the town; no more building on floodplain; any growth should have corresponding improvements to infrastructure and services.
- Protect and enhance green spaces, especially Westbridge Park, Nicholls' Lane Field, Tilling Drive Green Space, areas by the canal and river; designate areas of Local Green Space.
- Improve road safety and connectivity for pedestrians and cyclists, introduce traffic calming measures, (e.g. junction at Old Road and Newcastle Road, A51 bypass; Lichfield Road; across one-way system; to canal and Westbridge;) encourage more sustainable modes of transport, cycle ways and footpaths; improve connectivity with green spaces; improve links between town and Walton; better pedestrian links to business park.
- Improve facilities for teenagers, including scout huts, adventure playground, cinema, 10 pin bowling, football, bike and a skate park, youth club.

Stone has many positive features that make it an attractive place in which to live. Local people generally have a high regard for Stone and appreciate its many assets: most notably the green open spaces in and around the town; its shopping and other facilities; the ambience of Stone as a historic market town; its thriving community spirit, and the wide range of leisure and recreational activities available to residents. Stone has good transport links to nearby towns and cities, local job opportunities, good schools, and access to the canal and river meadows, which are close to the heart of the town.

These assets have resulted in Stone being a desirable place in which to live. Therefore as the second largest settlement in Stafford Borough, it has become a focus for new housing development and, to a lesser extent, employment development. In recent years, the town has seen significant housing growth, which is set to continue in the site allocations made by the latest Stafford Borough Local Plan. During the Stage 1 consultation, a number of local people expressed a desire to limit housing growth in Stone, because of the adverse impact this would further have on local infrastructure and local green space. A number of people emphasised the importance of protecting and enhancing existing areas of open green space, which are important to the local community.

Forming part of the evidence base a Green Space Audit was undertaken. This identified over 50 sites of Local Green Space applying the NPPF criteria. These sites were then checked against criteria that may remove them from possible designation, such as subject to a planning permission. These were then formally consulted on with a community event in the town, consulting local sports groups and organisations, residents groups and the sports and leisure team at Stafford Borough Council asking for positive and negative comments about the sites identified in the Green Space Audit. Following this process and consideration of the comments collected, the final number of 53 sites were identified as those to be included in the Neighbourhood Plan as Local Green Space designations. Local Green Space Consultation was delivered in November 2016 and October 2017. Following the release of the updated NPPF in July 2018 all of the designated Local Green Spaces have been tested against paragraph 100 to ensure they are compliant with the revised criteria.

The Plan for Stafford Borough Part 1 defines Green Infrastructure as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits to local communities.' It goes on to state that Neighbourhood Plans provide "opportunity for local communities to identify Local Green Space to be specifically designated."

Furthermore strategic policy C7 Open Space, Sport and Recreation reinforces the importance, need and provision of a variety of open spaces and associated uses or facilities.

The Local Green Spaces identified in the Neighbourhood Plan contribute to the network with the Green Infrastructure Strategy for Stafford Borough: Strategic Plan (November 2009) identified a number of key objectives, as detailed in Policy N2 and N4 of the adopted Plan for Stafford Borough that are applicable to Local Green Spaces:

Networks of open spaces, natural corridors, access routes and watercourses will be enhanced and created to:

- protect the setting of landscape, heritage and natural (biodiversity and geodiversity) assets
- reverse habitat fragmentation, which could include planting of trees and hedgerows, meadow wildflower enhancement, pond and wetland creation.
- provide recreational opportunities for new and existing communities
- provide planned and designed open breaks between neighbouring residential areas and business developments.

Local landscape and heritage features should:

- be retained as focal points for new neighbourhoods,
- have their historic nature protected
- act as attractive green and open spaces where communities can come together.

To alleviate the effects of climate change:

- measures such as Sustainable Drainage Systems and street trees must be included in new developments and should be 'retro-fitted' into existing developments
- green spaces will provide a flood storage/management function (where appropriate).

The Local Green Spaces designated collectively provide a variety of social, economic and environmental benefits, contributing to the sustainable development of Stone, offering a range of spaces that promote well-being and community facilities within the area. The designations have been made in accordance with the NPPF criteria contained within paragraph 77 and complement other designations within the area. Furthermore, following the release of the NPPF in July 2018 all of the proposed Local Green Spaces have been tested against paragraph 100 to ensure they are compliant with the revised criteria.

This Neighbourhood Plan designates 53 Local Green Spaces, which are listed in Appendix E and F

Vision and Aims:

VISION FOR STONE:

In 2031, Stone will be notable as a thriving market town alongside the river and canal, with an attractive and accessible historic centre, a high quality network of green space, a wide range of leisure and recreational activities, a successful tourism sector, high quality local services and a diversity of local employment opportunities.

SA1: Improve the economic viability of the High Street and the town centre by encouraging and incentivising new businesses, enabling local businesses to thrive and providing a diverse range of shopping and other services.

SA2: Preserve and enhance the special character of the town, including the heritage assets of Stone by supporting initiatives to repair, refurbish and re-use historic buildings and to improve the quality of the environment.

SA3: Identify and designate important areas of local green space and develop a green infrastructure strategy to protect and improve those areas.

SA4: Support initiatives for the review of the town's transport and traffic needs, and support relevant actions to address those needs.

SA5: Improve pedestrian and cycle links and accessibility within Stone and to surrounding destinations, particularly the canal and river meadows.

SA6: Protect and improve leisure, cultural and sports facilities and improve community access to those facilities.

SA7: Support initiatives for the enhancement of essential local community facilities, including medical and educational facilities as appropriate, ensuring that they are sustainable and fit for purpose

SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment.

SA9: Ensure that new housing caters for a growing and ageing population, whilst addressing local housing needs.



Land Use Policies:

Growth Strategy:

The Growth Strategy for Stone has three key elements:

1. Housing growth to cater for a growing and ageing population, whilst addressing local housing needs;
2. Reinforcing Stone Town Centre's role as a place to visit, shop, and access high quality local services; and
3. Deliver new high quality green infrastructure, and preserve and enhance key local community and environmental assets.

The Growth Strategy will be delivered through:

- Strategic housing site allocation identified through the Plan for Stafford Borough Part 1, together with the Stone Settlement Boundary through Part 2 to enable infill opportunities within the urban envelope;
- A series of enabling policies; and
- The development of a Neighbourhood Development Order for Stone Town Centre.

Identified policy areas are as follows:

1. Housing: to ensure that identified local housing needs are addressed, and that new homes are delivered to high standards of design and sustainability;
2. Business and Employment: to enable economic diversification, and reinforce the role of Stone Town Centre; and
3. Community Facilities: to ensure that growth in Stone is supported by high quality facilities and environmental assets.

Housing:

The Plan for Stafford Borough Part 1 2011-2031 adopted June 2014 states that, within the settlement boundaries, there would be a presumption in favour of supporting housing and employment development, subject to any other relevant planning considerations. It also goes on to state that it is intended that development allocations for specific sites will be identified through the Settlement Boundaries through the Neighbourhood Planning Process. The purpose of the housing policies is to ensure that local housing needs are addressed through Policy Stone 1 – Stone Town, and Policy Stone 2 – West and South of Stone, of the adopted Plan, and that high standards of design and sustainability are secured.

A number of sites for new housing have been identified through the Plan for Stafford Borough Part 1 2011-2031 process. The "distribution proposed in Spatial Principle SP4 reflects the consideration of alternative development strategies through the successive consultation stages of preparing the current Plan, and taking account of the Sustainability Appraisal process. As a result new development focused on the County Town of Stafford, the market town of Stone and a number of principal settlements has been identified as the most sustainable choice for distributing new development."

The Plan for Stafford Borough Part 1 sets out that Stone Town has a total requirement of 1,000 new homes over the plan period. Completions since the start of the plan are 279 and

commitments up to 31/03/2016 were 859. As at 31 March 2017, completions since the start of the Plan period in 2011 are 387 and current commitments are 748 new homes. This gives a position at March 2017 of 1,135 new homes which is an additional 13.5% provision above the original number allocated.

The allocation of new homes has been met in part through strategic site allocations and planning approvals. The Strategic Housing Land Availability Assessment 2016 (SHLAA) states "the majority of the housing need will be met through the 4 SDL's." Stone includes one of the 4 Strategic Development Locations SDL's identified in the plan for the Stafford Borough. The Stone SDL seeks to deliver key infrastructure requirements to enable the sustainable growth of the area. A recent outline planning application for the SDL reference 13/19002/OUT for Walton Hill Residential Development, West Of Longhope Drive, Stone granted planning permission for 500 new homes in February 2015. These are taken into account within the current figures mentioned previously.

The Plan for Stafford Borough Part 1 identifies that in terms of "housing type, Stone and environs has a significant oversupply of detached properties to the detriment of mid sized units such as semi-detached properties and terraced housing. There is also a pressing need for more affordable housing to meet current and future demand."

These policies seek to meet the following aims of the Neighbourhood Plan:

SA2: Preserve and enhance the special historic character and heritage assets of Stone by supporting initiatives to repair, refurbish and re-use historic buildings and to improve the quality of the environment.

SA4: Support initiatives for the review of the town's transport and traffic needs, and support relevant actions to address those needs.

SA5: Improve pedestrian and cycle links and accessibility within Stone and to surrounding destinations, particularly the canal and river meadows.

SA9: Ensure that new housing caters for a growing and ageing population, whilst addressing local housing needs.

Rationale and Evidence:

To address identified local housing needs, and provide a balanced mix of new homes, in a planned, well-designed and sustainable manner, as outlined by strategic policies within the adopted Plan for Stafford Borough, and supporting evidence such as the 'Stone Rural Hub Town Profile'. The Local Plan (Plan for Stafford Borough), identifies in the development strategy for Stone Policy Stone 1; "provides 1,000 new homes over the plan period, including a higher proportion of smaller dwellings (semi-detached and terraced) and affordable homes."

Paragraph 84 in the Plan for Stafford Borough states that: "In terms of housing type, Stone and its environs has a significant oversupply of detached properties to the detriment of mid sized units such as semi-detached properties and terraced housing. There is also a pressing need for more affordable housing to meet current and future demand. The tenure is similar to Stafford Town with the majority being owner occupiers. Analysis of the population information for Stone shows that the over 65 year olds will increasingly be a significant group. However, an element of family housing will still be required to provide for local needs. Increasing and enhancing the provision of educational, health and community facilities will support increased housing growth including for the elderly population."

Good design is indivisible from good planning and achieving sustainable development. The National Planning Policy Framework recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle to achieve good design.

Rationale and Evidence:

Good design will ensure that proposed developments are sustainable. The National Planning Policy Framework (NPPF) recognises that well-designed buildings and places improve the quality of people's lives and that it is a core planning principle to achieve good design. This includes considerations such as pedestrian convenience and safety, movement, natural surveillance, quality of the public realm, townscape character and consideration of the natural environment and wildlife.

Policy H1: Housing Tenures and Types

In terms of meeting housing need development proposals must include:

- Affordable housing, including homes for social rent, affordable rent, shared ownership, and starter homes; and
- Housing for the older population such as supported housing, and downsizing and rightsizing opportunities.

Neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics, for example there is an extensive network of Public Rights of Way in the neighbourhood area and these would need to be considered by developers.

As the historic Market Town of Stone, has a Conservation Area and many Listed Buildings and Heritage Assets, it is also necessary to consider local character. The Design policy will enhance the character and appearance of the area of Stone and the Conservation Area, and will support the aims of strategic policies within the Local Plan – for example Policy Stone 1 and Policy Stone 2 – and responds to the findings of the Historic Environment Character Assessment, Stone Environs, July 2009 by Staffordshire County Council.

Furthermore this policy augments policy N1 and N2 in the PfSB Part 1, responding to other design characteristics and issues that the neighbourhood plan seeks to address.

As previously discussed in the Character Areas section, five Character Areas were identified as having a distinct character. Within two of these Character Areas, Special Character Areas have been identified, namely Special Character Area North and Special Character Area South which are predominately residential comprising of properties set within large gardens. Through the community engagement, the issue of development of infill housing within garden plots was identified. The Neighbourhood Plan undertook further community engagement with residents of these two areas, proposing a policy to safeguard the gardens from development of additional residential units within them, which would change and harm the special character.

On balance, reviewing the responses, the material considerations meant that Special Character Area North was proposed as a policy area and Special Character Area South, whilst still being recognised as an important area, was not included in the policy. Further details of the special character of Stone and detail about the Special Character Area North can be found in the previous section of the plan.

Policy H2: Housing Design

Policy H2: Housing Design

New development in Stone must deliver high quality design. In order to achieve this, new development must accord with the following:

- By providing active frontages to streets and spaces to provide positive townscape and natural surveillance)
- To ensure new development is designed for the specific site in question, combining the design of buildings, streets and spaces to create a distinctive sense of place;
- Respect and enhance local topography, landscape and water features, trees and plants, wildlife habitats, existing buildings, site orientation and microclimate;
- Provide buildings, landscaping and planting that create attractive streets and spaces;
- Take advantage and respect views into and out of sites in order to make the development easy to access and navigate through;
- Provide streets that encourage low vehicle speeds and contribute to an attractive public realm;
- Ensure each development includes a proportion of on plot car parking and ensure that other does not dominate the streets;
- Will incorporate charging points for electrical cars.
- By avoiding or placing rear gardens next to road frontages;
- Provide convenient, secure covered well-screened storage for bicycles and motor vehicles;
- Be of an appropriate scale and massing in relation to the wider town context;
- Include high quality and recycled materials which complement those used in the surrounding area; and
- Not create unnecessary light pollution by having bright, permanently lit areas at night.

Innovative design solutions will be welcomed especially where they incorporate high level environmental performance. Development of infill housing within large existing plots ('garden grabbing') will be resisted where such plots have been identified as playing an important role in the character of a particular area (e.g. within the identified Special Character Area). This area is identified in: Appendix B Plan of Character Area North.

The Design and Access Statement accompanying relevant planning applications must explain how the proposed development addresses the above policy.

Business and Employment:

It is recognised that Stone is located between two major economic centres: the Potteries conurbation, and the County Town of Stafford. However, Stone is home to a diverse business base, and Stone Town Centre will continue to play a vital role in driving the local economy. Business and employment policies are concerned with responding to changes in work patterns, and reinforcing the role of Stone Town Centre.

These policies seek to meet the following aims of the Neighbourhood Plan:

SA1: Improve the economic viability of the High Street and the town centre by encouraging and incentivising new businesses, enabling local businesses to thrive and providing a diverse range of shopping and other services.

SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment.

Rationale and Evidence:

To encourage sustainable patterns of development, and support economic diversification in order to reduce the high levels of commuting identified in the 'Stone Rural Hub Town Profile', and Local Plan evidence base.

The Neighbourhood Plan policy seeks to build upon the Plan for Stafford Borough Policy E1, which also encourages home working. Point 1 of the policy states: "i. Supporting opportunities for home-office working in appropriate locations where this does not have any adverse impacts on the surrounding area and residential amenity."

The Neighbourhood Plan encourages a greater range of uses providing these are not at the detriment of neighbour amenity.

Policy BE1: Small Home Based Business

Small-scale employment-related uses will be supported, providing there is no significant adverse impact on residential amenity. This includes:

- Proposals for the conversion or extension of existing residential properties or the development of new buildings within a residential plot for commercial uses to provide opportunities for new start-up businesses.
- The expansion and diversification of existing businesses where it can be demonstrated that proposals are compatible with residential uses, will not impact adversely on residential amenity, and do not contribute to an over-intensification of business uses within established residential areas.

New housing will be encouraged to include opportunities for home working and opportunities to cater for home based business, where it can be demonstrated that the principles set out in Policy H2 will not be compromised.

Rationale and Evidence:

To ensure the continued vitality and viability of the town centre as a key location for economic growth, a place to visit, and a place to access a range of local services, in accordance with Policy Stone 1 – Stone Town of the Local Plan, and the 'Stone Rural Hub Town Profile'.

The Local Plan (Plan for Stafford Borough) identifies in Spatial Principle SP3 that by "encouraging the development and expansion of the town centre to provide a vibrant place where people can meet, shop, eat and spend leisure time in a safe and pleasant environment" this would enhance the sustainable

viability of the town. As a result of the evidence gathered through community consultation it was identified that specific uses and sites should be promoted through policies in the Neighbourhood Development Plan to enable a sustainable, thriving market town.

Furthermore, the sustainability of Stone's Town Centre and future development of sites within and in close proximity to the town centre should be considered in accordance with paragraphs 86-88 of the National Planning Policy Framework (NPPF), July 2018, which deals with the sequential test and paragraph 89 of the NPPF which addresses the impact assessment.

Policy BE2: Stone Town Centre and Local Retailing

New development within the town centre must maintain or enhance its vitality and viability. This includes retail uses and other uses suitable to the town centre, including food and drink and cultural, leisure and community facilities.

Proposals for residential use will be considered for approval for upper floors, but not at ground floor level within retail frontages on High Street.

All ground uses must retain a shop frontage to the High Street.

Community Facilities:

Whilst Stone is catering for growth, it is also important that this is supported by the delivery of, or enabling access to a range of high quality community facilities and open spaces. Policies to support community facilities focus on:

- Local play, sports and recreational facilities;
- Green infrastructure and environmental assets; and
- Community facilities.

These policies seek to meet the following aims of the Neighbourhood Plan:

SA3: Identify and designate important areas of local green space and develop a green infrastructure strategy to protect and improve those areas.

SA6: Protect and improve leisure, cultural and sports facilities and improve community access to those facilities.

SA7: Support initiatives for the enhancement of essential local community facilities, including medical and educational facilities as appropriate, ensuring that they are sustainable and fit for purpose.

SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment.

Rationale and Evidence:

To ensure that local people have access to a range of high quality sports and recreational facilities, that development proposals provide appropriate provision and support towards new facilities, and enhancements, in accordance with strategic policies within the Local Plan (e.g. Policy 1 - Stone Town, and Policy 2 - West and South of Stone.) Policy C7 of the PfSB Part 1 also sets out greenspace requirements and more formal sports facilities. These are further justified in Appendix G of the Plan for Stafford Borough.

To ensure that the provision of space and play facilities is proportionate to the scale of development the Fields in Trust Guidance has been considered, providing clarity on the scale needed in relation to the number of dwellings. The Fields in Trust Guidance sets out the following methodology, which has been used to support this policy;

- 5-10 dwellings: Local Area for Play;
- 10-200 dwellings: Local Area for Play and a Locally Equipped Area for Play;
- 201-500 dwellings: Local Area for Play, a Locally Equipped Area for Play, a contribution to a Neighbourhood Equipped Area for Play, and a Multi-Use Games Area; and
- 501+ dwellings: Local Area for Play, a Locally Equipped Area for Play, a Neighbourhood Equipped Area for Play, and a Multi-Use Games Area.

Policy CAF1: Local Play, Sports and Recreational Facilities

New residential development of over 10 units must be supported through either direct provision or contributions towards play, sports and recreational facilities.

To avoid fragmented provision, where facilities are being provided directly, they must be in accordance with a wider masterplan for play, sports and recreational facilities and this must be submitted with any planning application. Such facilities must be provided within the neighbourhood area.

Rationale and Evidence:

To ensure that local people have access to a range of high quality open spaces and environmental assets, and that development proposals provide appropriate provision and support towards delivering or enabling access to such assets.

Paragraph 70 of the National Planning Policy Framework states that “to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses, places of worship, and public conveniences) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and

- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Where a proposal involves a recognised Asset of Community Value as determined by the provisions of the Localism Act 2011, this recognition should be a material consideration in the determination of any planning application related to it.

In the Local Plan, (Plan for Stafford Borough), strategic policy C7 Open Space, Sport and Recreation, seeks to ensure that there is a presumption against the loss of any community facility where the need is proven and that “new development that generates a local need provides commensurate level and quality of facilities.”

Policy CAF2: Green Infrastructure

Development proposals must preserve or enhance Stone's green spaces and environmental assets, including trees and hedgerows.

Where appropriate, Section 106 or CIL contributions may be used to improve access to green spaces and infrastructure, to enable development.

Rationale and Evidence:

This policy aims to improve and enhance important views, vistas and spaces across Stone, in accordance with the 'Historic Environment Character Assessment, Stone Environs, July 2009 by Staffordshire County Council'. The adopted Local Plan identifies in the spatial vision for Stone that by 2031 the town will have "conserved and enhanced the local character of the town and its canal side vistas."

The PfSB Part 1, Policy N9 Historic Environment clearly identifies the significance of the character and setting of heritage assets. The policy ensures that any development proposal that would affect the significance of a heritage should take into account a number of factors, including significant views and vistas.

Through the community engagement and during a 'Town Tour' event in March 2016, key views and vistas were identified and marked on the plan accompanying this policy. It was acknowledged that the setting, views and appearance of the historic market town were an important factor to the tourism economy of the area and these should be safeguarded and enhanced. These key views are described in more detail in the Gateway and Views section previously in the plan.

Policy CAF3: Protected Views and Vistas

New development must preserve or enhance significant local views within the built and natural environment of Stone, as shown on Map at Appendix H. These are:

- Along the River Trent corridor and flood plain;
- From Stafford Road towards the town centre;
- From Westbridge Park to The Moorings and tower of the Church of St Michael's;
- From Longton Road towards various historic buildings, including the Church of St John;
- From Lichfield Road towards the town centre;
- The Station Approach vista;
- Views and vistas along the Trent and Mersey Canal corridor; and
- Views into the urban area from the A34. The Design and Access Statement that supports planning applications for developments that may affect these views and vistas must demonstrate how the proposal would enhance them.

Rationale and Evidence:

This policy aims to provide, improve, and enhance the Local Green Spaces enabling small-scale development that complement the use of facilities and ensures that any new development does not compromise the open quality of the space. This policy aims to ensure that new development takes account of Local Green Spaces.

The Local Green Spaces identified in the Neighbourhood Plan demonstrate their value to Stone and the wider community. These have been designated through the Neighbourhood Plan with a total of over 50 sites identified.

The Plan for Stafford Borough Part 1 identifies key local plan objectives for Stone, one of these is to deliver "New open space sport and recreational facilities including indoor and outdoor provision to meet the needs of the community." The Local Green Spaces allocated by this plan must remain as such.

Policy CAF4: Local Green Space

The Local Green Spaces must not be developed. Development will only be allowed in exceptional circumstances, small-scale development may be allowed where it does not compromise the open quality of the space and enhances its community value.

Non-Planning Matters

This section does not form part of the statutory Neighbourhood Development Plan and is therefore not subject to independent examination and referendum. It includes proposed actions that fall outside of the scope of planning policy:

Neighbourhood Development Order (NDO) for Stone Town Centre:

A Neighbourhood Development Order for Stone Town Centre would:

- Reinforce Stone Town Centre's role as a place to visit, shop, and access high quality local services. Consequently it is proposed to develop a Neighbourhood Development Order.
- The purpose of the Order will be to underpin the principles within Neighbourhood Plan Policies, particularly Policy BE2.

What is a Neighbourhood Development Order?

A Neighbourhood Development Order can grant planning permission for specific types of development in a specific neighbourhood area. A Neighbourhood Development Order can therefore:

- Apply to a specific site, sites, or wider geographical area;
- Grant planning permission for a certain type or types of development; and
- Grant planning permission outright or subject to conditions.
- A Neighbourhood Development Order can be used to permit:
- Building operations (e.g. structural alterations, construction, demolition or other works carried out by a builder);

- Material changes of use of land and buildings; and
- Engineering operations.
- Super Fast Broad Band: Stone Town Council strongly encourage all developers to contact service providers at the earliest opportunity to ensure delivery and improvements to the infrastructure to secure super-fast broadband into homes and businesses.

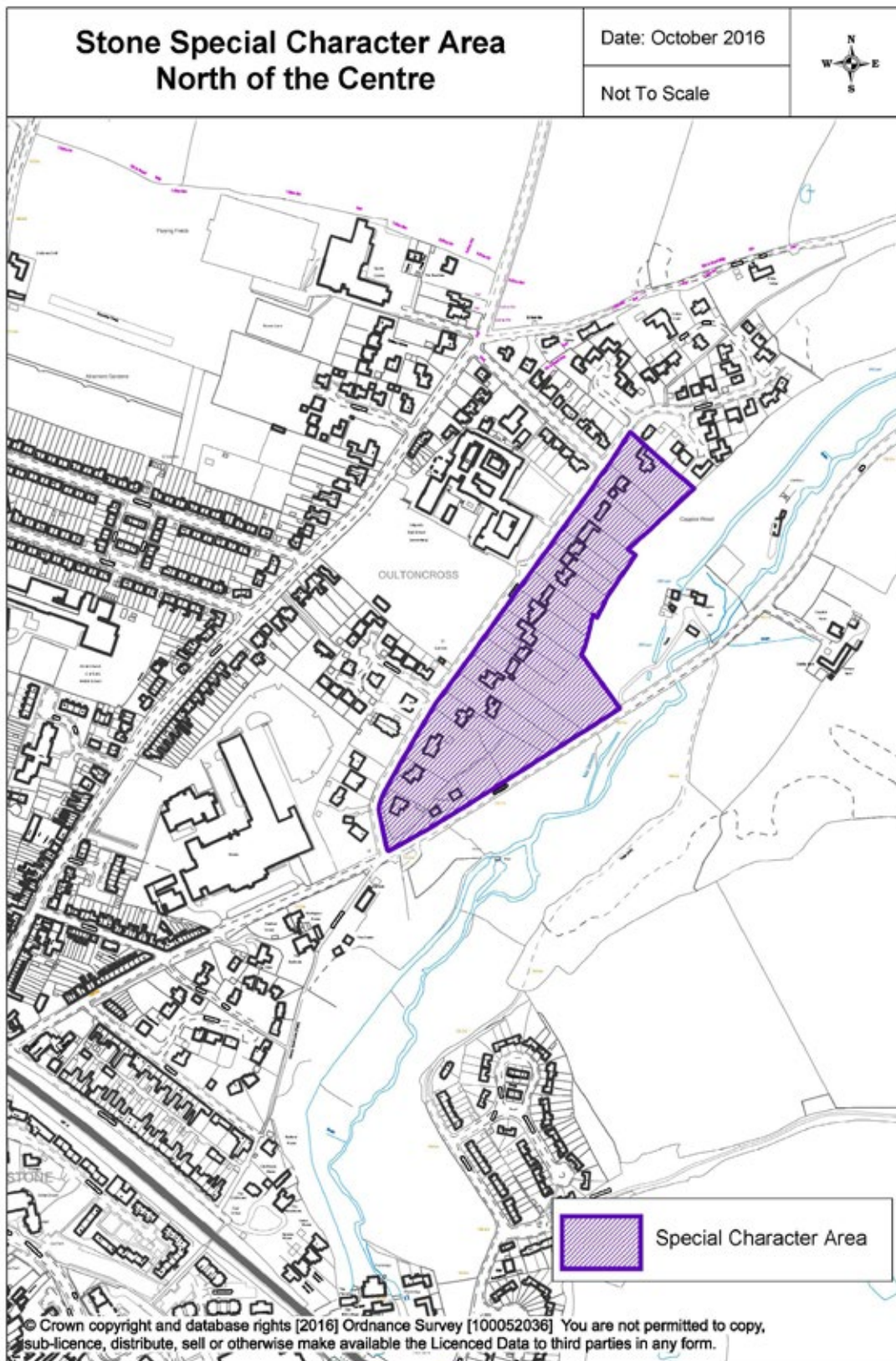
This Neighbourhood Development Plan has been prepared with special thanks to the Stone Neighbourhood Plan Steering Group
Jill Hood; Andy Osgathorpe, Barbara Rochelle; Cathy Collier;
Gary Barr; Geoff Collier; Grahame Neagus; Ian Fordham; Jane Bonser; Jill Piggott; Jim Davies; Mark Green; Mike Williamson; Rob Kenney; Tom Jackson.

Appendices

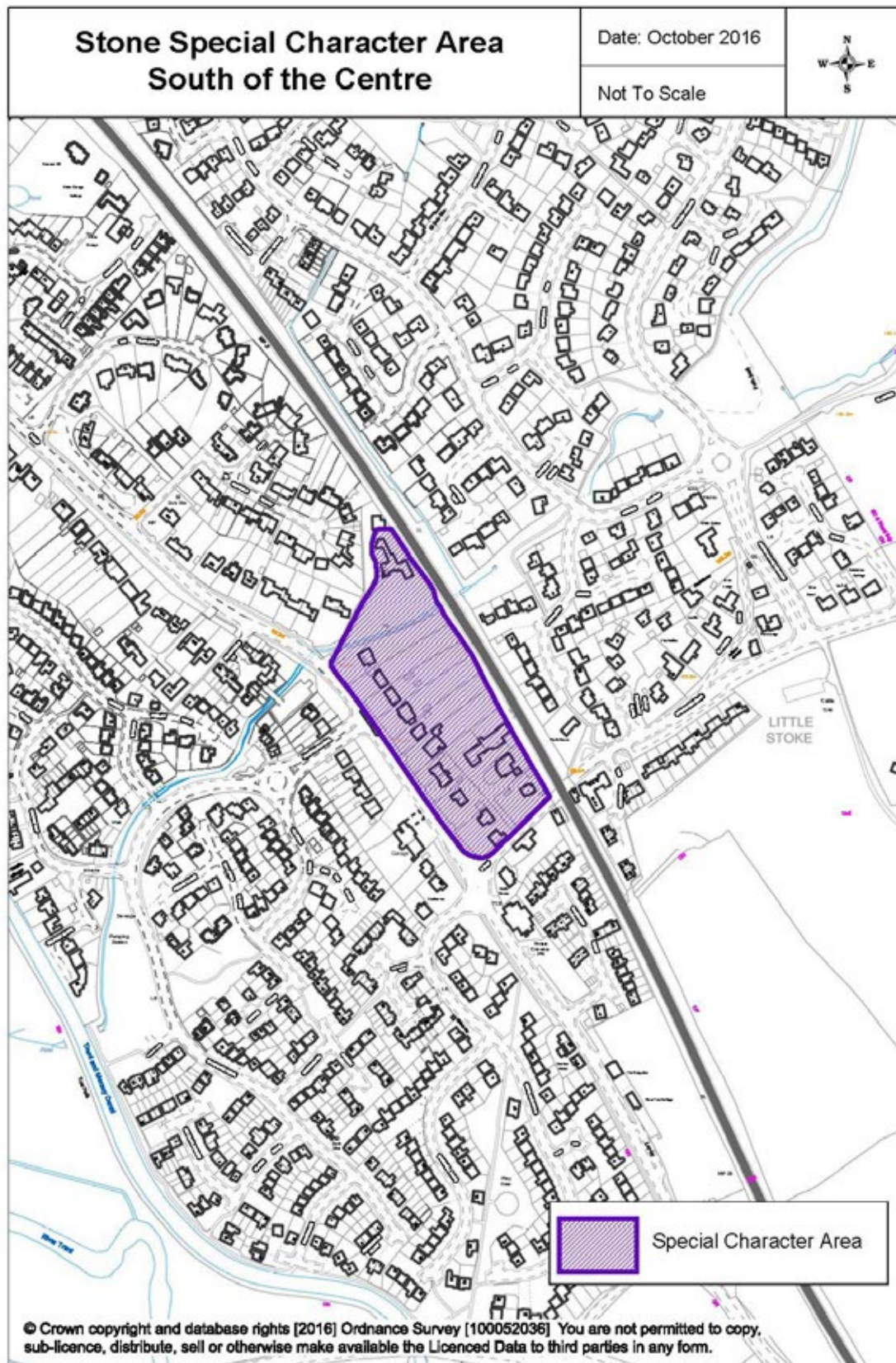
Appendix A – Evidence and Documents Used

- National Planning Policy Framework 2012
- National Planning Policy Framework 2018
- Seven Principles of Good Design, Commission for Architecture and the Built Environment
- Building For Life 12 – the sign of a good place to live, Building For Life Partnership 2012
- The Plan for Stafford Borough 2011-2031 Part 1, adopted June 2014
- The Plan for Stafford Borough Part 2, adopted January 2017
- Planning for Landscape Change SCC 2000
- Journal of the Staffordshire Industrial Archaeology Society Vol 4 1973
- The origins of Stone by M Allbutt and S R Broadbridge
- 2011 Census BUA data published by ONS on NOMIS, Staffordshire County Council IDBR Business Database, Produced by SQW
- 2011 Census ONS
- Planning Practice Guidance, (PPG), Local Green Space Designation document, 06/03/2014
- Stone Urban District Councils' meeting of the 18th December 1973
- Strategic Housing Land Availability Assessment 2015 (SHLAA)
- Historic Environment Character Assessment, Stone Environs, Stafford Borough Council, July 2009
- Guidance for Outdoor Sport and Play, Beyond the six acre standard, Fields in Trust, October 2015
- Stone Neighbourhood Plan Stage 1 consultation report, 2015
- Green Infrastructure Strategy for Stafford, The Strategic Plan November 2009

Appendix B - Plan of the North Character Area



Appendix C - Plan of the South Character Area



Appendix D - Community Facilities

The Policy Context During the preparation and consultation of the Local Green Spaces.

National Planning Policy Framework 2012

The NPPF provides the following information on Local Green Space designations:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
77. The Local Green Space designation will not be appropriate for most green areas or open space.
The designation should only be used:
 - 1) where the green space is in reasonably close proximity to the community it serves;
 - 2) 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
 - 3) where the green area concerned is local in character and is not an extensive tract of land.
78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

Additional guidance is provided in the National Planning Practice Guidance (NPPG):

NPPG paragraph 19 states that land does not have to be in public ownership to be designated Local Green Space. Furthermore, NPPG paragraph 17 evidences that land does not require to be accessible by the general public to be designated Local Green Space.

For clarity, the definition of tranquillity has been taken from the Oxford English Dictionary, where it is listed as meaning 'calm, serene, unruffled, not agitated'. Tranquillity does not necessarily imply an absence of noise.

Comments have been shaped resulting from the Government's emphasis on well-being in their Sporting Futures Strategy, (Dec 2015), and Sir Professor John Lawton's Making Space for Nature Review, (Sept. 2010). The Fields in Trust benchmark guidelines, Beyond the Six Acre Standard, (Oct 2015), have been used to assist in the descriptions of spaces and defining their roles in meeting open space needs within the local community.

National Planning Policy Framework, July 2018

Following the release of the NPPF in July 2018 all of the Local Green Spaces designated in this neighbourhood plan have been tested against paragraph 100 to ensure they are compliant with the revised criteria. Paragraph 100 states:

"The Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) 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), tranquility or richness of its wildlife; and
- c) local in character and is not an extensive tract of land."

In relation to Community Facilities the National Planning Policy Framework, (paragraph 70), also states:

'To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- 1) plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- 2) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- 3) ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- 4) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.'

This document has sought to identify those green spaces and community facilities in Stone which it is believed should be offered protected status. Visits were made to each site to document evidence and the above relevant criteria for designation has been applied to support designation. In total 53 spaces were designated Local Green Spaces and 35 local facilities were designated Community Facilities.

Protected Ref.	Designation & Description	Name	Approx. location	
			Post Code	OS Grid Ref.
CF 1	Community facility - Education + Sports Facilities	Alleyes Academy	ST15 8DT	SJ 906 348
CF 2	Community facility -Sport facilities	Alleyes Sports Ctr	ST15 8WB	SJ 905 350
CF 3	Community facility - Education	Christchurch Academy	ST15 8DU	SJ 902 346
CF 4	Community facility - Education	Christchurch CE 1st Sch	ST15 8EP	SJ 899 342
CF 5	Community Facility - Church + Community Centre	Christchurch Church & Centre	ST15 8AB	SJ 901 341
CF 6	Community facility -Community Centre	Frank Jorden Centre	ST15 8NA	SJ 903 337
CF 7	Community facility -Sport Club	Little Stoke CC	ST15 8QX	SJ 919 327
CF 8	Community facility - Education	Manor Hill 1st Sch	ST15 0JA	SJ 894 332
CF 9	Community facility - Education	Pirehill 1st School	ST15 0AA	SJ 899 329
CF 10	Community facility - shopping	Pirehill Shop' Precinct	ST15 0JN	SJ 898 325
CF 11	Community facility - Education	St Dominics RC Prim Sch	ST15 8EL	SJ 899 340
CF 12	Community facility - Education	St Dominics RC Priory Sch	ST15 8EW	SJ 899 341
CF 13	Community facility -Community Centre	St Dominics Hall	ST15 8JP	SJ 900 341
CF 14	Community Facility - Church	St Michaels & St Wulfrans + Grds.	ST15 8BD	SJ 904 338
CF 15	Community facility - Education	St Michael's C of E 1st Sch	ST15 8NU	SJ 910 330
CF 16	Community facility -Community Centre	St Michaels Hall	ST15 8NA	SJ 903 337
CF 17	Community Facility - Church	St. Dominics. Cath Church	ST15 8EN	SJ 899 341
CF 18	Community facility -Sport Club	Stafford & Stone Canoe Club	ST15 0GX	SJ 902 334
CF 19	Community facility - Cemetery	Stone Cemetery	ST15 0TE	SJ 909 322
CF 20	Community facility -Community Centre	Stone Fire station	ST 15 0LS	SJ 899 334
CF 21	Community facility -Sport Club	Stone Lawn Tennis & Squash Club	ST15 8LD	SJ 896 342
CF 22	Community facility- Library	Stone Library	ST15 8AU	SJ 901 338
CF 23	Community facility -Sport Club	Stone SP CC	ST15 8NN	SJ 907 333
CF 24	Community facility -Community Centre	Stone Station	ST15 8LH	SJ 896 345
CF 25	Community facility -Community Centre	Stone Y_C	ST15 8PQ	SJ 897 344
CF 26	Community facility - Community Centre	Walton Com. Ctr.	ST15 0EQ	SJ 898 333
CF 27	Community Facility - Shopping	Walton Corner	ST15 0HJ	SJ 900 332
CF 28	Community facility - Education	Walton Middle Sch	ST15 0AL	SJ 899 326
CF 29	Community Facility - Shopping	Walton Shopping Precinct	ST15 0HN	SJ 899 330
CF 30	Community Facility - Destination & Festival Park CA3	Westbridge Park	ST15 8QW	SJ 903 335
CF 31	Community facility - Allotments	Chestnut Grv. Allot.	ST15 8GP	SJ 895 347
CF 32	Community facility - Allotments	Newcastle Rd. Allot.	ST15 8LD	SJ 897 339
CF 33	Community facility - Allotments	Old Road Allot.	ST15 8HX	SJ 902 349
CF 34	Community facility - Allotments	Priory Rd Allot	ST15 8NS	SJ 908 332
CF 35	Community facility - Allotments	Tilling Drv. Allot	ST15 0SJ	SJ 902 328

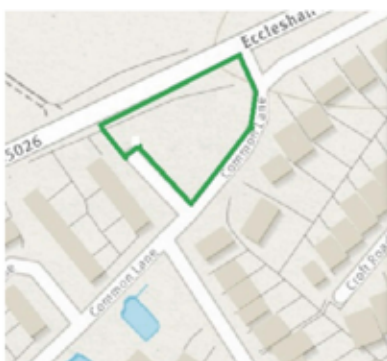

Appendix E - Local Green Space Designations




Introduction to Appendix


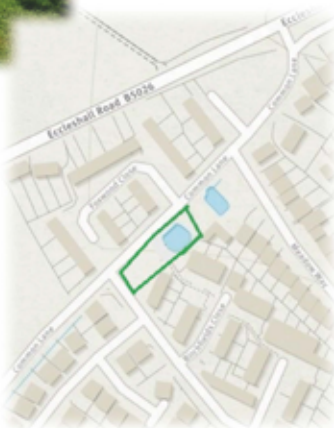
In March 2012, the Government made it possible for green spaces with a special community importance to qualify for a new protection status. This status is known as 'Local Green Space'. The Local Green Space status has been made possible through the introduction of the Localism Act and Natural Environment White Paper (2011) which influenced the policies in the National Planning Policy Framework (NPPF) introduced in March 2012.

Protected Ref.	Address/location	Approx. location		Description		Not extant	Not allocated for development	Not an extensive tract of land	Is local in character	Is in close proximity to serving area	Is demonstrably special to local community	NPPF Para 77 Criteria					(O)* Other reason explained
		Post Code	OS Grid Ref.									Particular significance because of any one of below:					
												Beauty (B)	Historical significance (H)	Recreation value (R)	Tranquil (T)	Wildlife (W)	Other (O)*
LGS 1	Bushberry	ST15 0HP	SI 897 329	Amenity greenspace + Trees		✓	✓	✓	✓	✓	✓	(B) (H) (O)					Is part of a wildlife corridor -buffer zone- contributes to "well being"
LGS 2	Cauldon Way	ST15 0WA	SI 893 343	Local equipped area for play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(W)(O)					contributes to "well being"
LGS 3	Common Ln.	ST15 0LN	SI 895 327	Amenity greenspace, pond and tree		✓	✓	✓	✓	✓	✓	(B)(R)(T)(W) (O)					contributes to "well being"
LGS-4	Common Plot	Removed															
LGS 5	Coombe Pk. Rd.	ST15 0AY	SI 897 321	Amenity greenspace		✓	✓	✓	✓	✓	✓	(T) (W) (O)					Wildlife corridor - Well-being
LGS 6	Copeland Dr	ST15 8YR	SI 916 323	Local equipped area for play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(T) (R)(W) (O)					Informal play area, wildlife corridor - Well-being and footpath links
LGS 7	Crestwood Drv.	ST15 0LW	SI 896 324	Amenity greenspace + Pond + Copse		✓	✓	✓	✓	✓	✓	(B) (R) (W) (O)					Informal play area
LGS 8	Crown Meadow	ST15 0HG	SI 901 335	GI & LNR, natural and semi-natural greenspaces in a river and canal corridor.		✓	✓	✓	✓	✓	✓	(B)(H)(R)(T)(W)(O)					Local Nature Reserve (LNR). Local hay meadow. Outdoor amphitheatre
LGS 9	Downing/Canon Grd.	ST15 0AH	SI 901 330	Amenity greenspace + Trees		✓	✓	✓	✓	✓	✓	(B)(W) (T) (O)					Adds to well-being
LGS 10	East & West Close	ST15 0EF	SI 896 333	Amenity greenspace		✓	✓	✓	✓	✓	✓	(H) (O) (R)					Adds space and well-being to area
LGS 11	Ennald Grd.	ST15 0AE	SI 900 331	Amenity greenspace		✓	✓	✓	✓	✓	✓	(T) (W) (O)					Adds space and well-being to area
LGS 12	Goodall Meadow	ST15 8LE	SI 893 341	GI & LNR, Natural and semi-natural greenspaces in a river and canal corridor.		✓	✓	✓	✓	✓	✓	(B)(H)(R)(T)(W)					Local Nature Reserve (LNR) (GI)
LGS 13	Green Close	ST15 0JG	SI 898 331	Amenity greenspace		✓	✓	✓	✓	✓	✓	(H) (O) (R)					Adds space and well-being to area
LGS 14	Heathfield Ave.	ST15 0HD	SI 903 330	Local equipped area for play		✓	✓	✓	✓	✓	✓	(R) (T) (W)					
LGS 15	Hill Cres.	ST15 0AT	SI 900 325	Local equipped area for play		✓	✓	✓	✓	✓	✓	(R)(T)					
LGS 16	Jordan Way	ST15 8PD	SI 909 334	Amenity greenspace + Trees		✓	✓	✓	✓	✓	✓	(B) (T) (W) (R) (O)					Part of an important connecting corridor
LGS 17	Lyndhurst Gr	ST15 8TP	SI 916 329	Amenity greenspace + Copse + Aston chase brook		✓	✓	✓	✓	✓	✓	(B)(T) (R) (W) (O)					Connecting traffic free footpath
LGS 18	Manor Rise	ST15 0HT	SI 896 330	Amenity greenspace		✓	✓	✓	✓	✓	✓	(H) (O) (R)					adds space and well-being to area
LGS 19	Meadow Way	ST15 0JY	SI 897 326	Amenity greenspace		✓	✓	✓	✓	✓	✓	(O) (R)					Social gathering place a. Adds space & well-being to bungalow community
LGS 20	Mill Race (lower Moddershall Valley)	ST15 8BJ	SI 904 342	2 ha. Scotch Brook & historic wooded valley + natural & semi natural grassland		✓	✓	✓	✓	✓	✓	(B)(H)(R)(T) (W)(O)					Part of conservation area linking Stone to the Moddershall Valley
LGS 21	Millennium Way	ST15 8ZQ	SI 893 347	Amenity greenspace		✓	✓	✓	✓	✓	✓	(W)(T)(B) (O) (R)					Wildflower site for Stone in bloom. Buffer zone for Ind_Est/Hse/A34
LGS 22	Nav. Loop Play area	ST15 8ZH	SI 891 350	Local equipped area for play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(T)(B) (O)					provides open space in the middle of the residential amenity
LGS 23	Navigation Loop	ST15 8YZ	SI 893 350	Amenity greenspace		✓	✓	✓	✓	✓	✓	(R) (W) (O)					Casual play area and wildlife corridor between residential amenity and railway
LGS-24	Newcastle Rd.-Allot 1	Removed															
LGS 25	Nicholls' Lane	ST15 8UA	SI 910 350	Part of Moddershall conservation area		✓	✓	✓	✓	✓	✓	(B) (H)(R)(T)(W)(O)					Is an important buffer zone protecting conservation area
LGS 26	Pembroke Dr	ST15 8TU	SI 915 332	Local Equipped Areas for Play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(T)(W)					
LGS 27	Priory Rd. 1	ST15 8NH	SI 906 334	Local equipped area for play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)					
LGS 28	Priory Rd. 2	ST15 8NS	SI 908 332	Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(O) (W)					large informal play area adding space in built up area
LGS 29	Heath Grd	ST15 0AS	SI 899 324	Local equipped area for play		✓	✓	✓	✓	✓	✓	(R) (T) (O)					Safe pedestrian access for children
LGS 30	Redhill Grd	ST15 8BH	SI 906 339	Local equipped area for play		✓	✓	✓	✓	✓	✓	(R) (O)					Unique due to isolated location
LGS 31	Redwood Ave. 1	ST15 0DB	SI 908 325	Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(T)(W)(O)					Wildlife buffer adjacent to meadow
LGS 32	Redwood Ave. 2	ST15 0DB	SI 906 325	Amenity greenspace + Trees		✓	✓	✓	✓	✓	✓	(B)(H)(T)(W)					Adds to well-being- amazing redwoods
LGS 33	Rendel Grv.	ST15 8ZN	SI 891 349	Amenity greenspace + landscaped shrubs		✓	✓	✓	✓	✓	✓	(B)(T)(W)(R)					Connecting corridor to canal and adds to well being
LGS 34	Saddler Ave.	ST15 8XP	SI 917 330	Amenity greenspace + Footpaths		✓	✓	✓	✓	✓	✓	(R) (T) (W) (O)					Important space in a dense estate & Wildlife corridor
LGS 35	Saxifrage Dr	ST15 8XY	SI 912 325	Amenity greenspace		✓	✓	✓	✓	✓	✓	(R) (B) (T)(W) (O)					buffer zone between estate and canal. Add to well-being
LGS 36	Southern Meadow	ST15 0BD	SI 908 324	GI & LNR, Natural and semi-natural greenspaces in a river and canal corridor with black poplar trees		✓	✓	✓	✓	✓	✓	(B)(H)(R)(T)(W)(O)					Local Nature Reserve (LNR) Special habitat for Black Poplar
LGS 37	Spode Cl	ST15 0XR	SI 894 324	Local equipped area for play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(W)(T)					
LGS 38	Stonefield Pk.	ST15 8HQ	SI 900 343	GI, Neighbourhood Park - Courts, Greens, Gardens & Aviary		✓	✓	✓	✓	✓	✓	(B)(H)(R)(T)(W)(O)					Pocket Park and garden attended to by stone in bloom
LGS 39	The Lindens	ST15 0BD	SI 908 325	Local equipped area for play + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(T)(W)(B) (O)					Buffer zone to LNR rare species
LGS 40	Tilling Drv 1	ST15 0AH	SI 901 328	GI, Local equipped area for play + Pitch + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(O)					An important space between two large developments- well being
LGS 41	Trent Rd.	ST15 0WB	SI 894 342	Natural and Semi Natural greenspace + Pond + Copse (protected)		✓	✓	✓	✓	✓	✓	(B)(T)(W)					Buffer zone between developments and protected trees
LGS 42	Tyler Grv	ST15 0JA	SI 894 333	Amenity greenspace		✓	✓	✓	✓	✓	✓	(H) (R) (O)					Adds space, well-being to area and buffer between estate and A34
LGS 43	Sycamore Rd.	ST15 8NJ	SI 905 335	Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(W)(T)(B) (O)					wildlife buffer zone and corridor
LGS-44	Walton-Heath	Removed															
LGS 45	Westbridge Park	ST15 8QW	SI 903 335	Destination & Festival Park		✓	✓	✓	✓	✓	✓	(B)(H)(R)(T)(W)(O)					The town's festival park
LGS 46	Whitemill	ST15 0EG	SI 896 331	GI, Local equipped area for play + Pitch + Amenity greenspace		✓	✓	✓	✓	✓	✓	(R)(W)(T)(H)(O)					An important large space (park)
LGS 47	Chandlers Way	ST15 8LD	SI896340	Amenity Green Space		✓	✓	✓	✓	✓	✓	(T) (W) (O)					Wildlife buffer zone between residential amenity and floodplain
LGS-48	Diamond-Way	Removed															
LGS 49	Little Stoke CC	ST15 8RZ	SI 919 328	Amenity Green Space & Community Facilities		✓	✓	✓	✓	✓	✓	(R) (W) (T) (O)					Cricknet and local bowling Club - centre. Club house has social function
LGS 50	Stone Cemetery	ST15 0BQ	SI909 323	Amenity Green Space and cemetery		✓	✓	✓	✓	✓	✓	(T)(B)(H)(W)(O)					Wildlife buffer Zones to LNR (Southern Meadow)
LGS 51	Stone SP CC	ST15 8IW	SI 908 333	Amenity Green Space & Community Facilities		✓	✓	✓	✓	✓	✓	(R) (W) (T) (O)					Promotes physical wellbeing and social cohesion of the local community.
LGS 52	Stone Y&C Centre	ST15 8ER	SI 897 343	Local Community Centre with Playing Field (Amenity Green Space) and indoors area		✓	✓	✓	✓	✓	✓	(R)(W) (T)(O)					Local community centre with a new developing community focus.
LGS 53	Chestnut Grv. Allot	ST15 8GP	SI 895 347	Amenity Green Space & Community Facilities (Allotment)		✓	✓	✓	✓	✓	✓	(R)(T)(W)					Local allotment
LGS 54	Old Road Allot	ST15 8HX	SI 902 349	Amenity Green Space & Community Facilities (Allotment)		✓	✓	✓	✓	✓	✓	(R)(T)(W)					Local allotment
LGS 55	Priory Rd Allot	ST15 8NS	SI 908 332	Amenity Green Space & Community Facilities (Allotment)		✓	✓	✓	✓	✓	✓	(R)(T)(W)					New Local allotment
LGS 56	Tilling Drive Allot	ST15 0SJ	SI 902 328	Amenity Green Space & Community Facilities (Allotment)		✓	✓	✓	✓	✓	✓	(R)(T)(W)(O)					Award winning local allotment (CIC registered) & Well-being centre
LGS 57	Newcastle Rd Allot 2	ST15 8LD	SI 897 339	Amenity Green Space & Community Facilities (Allotment)		✓	✓	✓	✓	✓	✓	(R)(T)(W)(H) (O)					Part of Historic Market Garden in HUCA 6

Appendix F - Plan of Local Green Space Designations

Protected Reference		LGS 01
Name		Bushberry
Location	Post Code	ST15 0HP
	OS Grid Ref	SJ 897 329
Type of protection		Local Green Space
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds local significance because of its: beauty and historical significance. <p>Other reasons: it provides a part of a buffer zone to a busy road and whilst separated from the roadside verge of Bankside by Common Lane, together they provide a sense of open space, contributing to the well-being of local residents</p>		
  <p>Site Description:</p> <p>Bushberry is a small area of amenity greenspace containing four trees, which provides a pleasant entry into Common Lane and the high-density housing area of Walton. Historical OS maps dated 1887 identify it as a remnant of what would have been open fields up to Walton Heath, and it is to this that the community attributes value. Adjacent is Bank Side, a roadside verge and whilst not part of the designation, it is tree lined amenity greenspace, a continuation of Bushberry. Together they provide a corridor for wildlife and a pleasurable space for residents to walk along. It typifies the spacious feel of the gateway approaches into Stone, and is widely valued by the community.</p>		

Protected Reference		LGS 02
Name		Cauldon Way
Location	Post Code	ST15 0WA
	OS Grid Ref	SJ 897 343
Type of protection		Local Green Space
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its: Recreational value and wildlife. <p>Other reasons: It also provides an area for local residents with children to meet, and therefore contributes to the well-being of this small community.</p>		
<p>Site Description:</p>  <p>This is a Local Equipped Area for Play and Amenity Greenspace, enclosed within a gated and hedged area in the centre of the residential development. It contains swings and a small slide for young children along with supervisory seating.</p>  		



Protected Reference		LGS 03	Site Description:  <p>This is a very attractive amenity greenspace containing a pond at the lower end, mature trees and a path which</p>
Name		Common Lane	
Location	Post Code	ST15 0LN	
	OS Grid Ref	SJ 895 327	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity, recreational value and wildlife. Other reason: the area contributes to a sense of well-being amongst the local residents. 			 <p>leads through to a smaller green space in Birchwood Close. It could be enhanced by adding seating so it could be used as a place to take time to contemplate and enjoy the immediate pleasant surroundings. The pond itself will be important for wildlife and provides an open aspect to the area.</p>

Note LGS 04 has been removed

Protected Reference		LGS 05	Site Description:  <p>This is a small amenity greenspace containing a tree and stream that is situated on the southerly edge of the Walton housing estate. It backs onto farmland and caters for an area of high</p>
Name		Coombe Park Rd	
Location	ST15 0AY	ST15 0HP	
	SJ 897 329	SJ 897 329	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: tranquillity and wildlife. Other reasons: the space is a wildlife corridor between the edge of the estate and open fields and contributes to a sense of well-being for local residents. 			 <p>density housing with a significant number of bungalows in the vicinity. As it is some distance from the natural green space at the top of Common Lane, it has an important role to play in providing accessible open green space for those who are more elderly and infirm and cannot walk far. The provision of seating would enhance the enjoyment of the area which has pleasant views over to open farmland.</p>

Protected Reference		LGS 06	Site Description: It is a Local Equipped Area for Play and Amenity Greenspace with  
Name		Copeland Dr.	
Location	Post Code	ST15 8YR	
	OS Grid Ref	SJ 916 323	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its: tranquillity, recreational value and wildlife. Other reasons: the space provides a wildlife corridor from the estate to the canal tow path and links the estate to other footpaths.			
			<p>trees offering informal areas for play, social interaction and gentle exercise.</p> <p>This is an elongated tract of land which links Copeland Drive to the Trent and Mersey Canal Area on an estate built in the 1990's. It contains a Local Equipped Area for Play for the under 12's containing activity trail, swings, cradle, slide and flat. The public footpath, which runs north east to south west passes through the Amenity greenspace.</p>

Protected Reference		LGS 07	Site Description:
Name		Crestwood Drv.	
Location	Post Code	ST15 0LW	
	OS Grid Ref	SJ 896 324	
Type of protection		Local Green Space	
NPPF Para 77 Criteria			
<ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, recreational value and wildlife. Other reason: the area is used by local children as an informal play area.			
			<p>It is an amenity green space encompassing a small copse and pond which supports a variety of wildlife.</p> <p>The trees isolate the pond from the road thus</p>   <p>providing a quiet and pleasant area for informal recreation. The pond is in private ownership.</p>



Protected Reference		LGS 08
Name		Crown Meadow
Location	Post Code	ST15 0HG
	OS Grid Ref	SJ 901 335
Type of protection		Local Green Space
NPPF Para 77 Criteria		
<ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity, historical significance, recreational value and wildlife. Other reasons: the meadow is regularly used by locals and visitors and it forms part of a wildlife corridor along the Trent floodplain linking all three Local Nature Reserves. 		
		
<p>Site Description:</p> <p>It is a Local Nature Reserve within the Green Infrastructure along the Trent floodplain and is a natural and semi-natural greenspace situated in the river/canal corridor between the River Trent, the Trent and Mersey Canal and the Scotch Brook. The Town Council owns and manages the reserve. In recent years this area has been greatly improved with the addition of a disabled friendly access bridge, new footpaths including a small circular walk, a small amphitheatre and two wetland scrapes heavily planted with indigenous wild flowers. It is managed as a hay meadow and being close to the heart of Stone it is a well-known and well-used site. It offers beautiful scenery tranquillity and engenders a sense of well-being amongst locals and visitors.</p>		

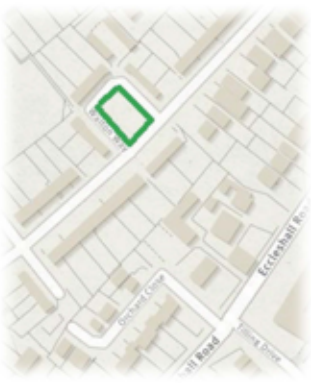

Protected Reference		LGS 09
Name		Downing Canon Grd.
Location	Post Code	ST15 0AH
	OS Grid Ref	SJ 901 333
Type of protection		Local Green Space
NPPF Para 77 Criteria		
<ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity and wildlife. Other reasons: the space provides an open aspect to the bungalows offering a peaceful setting which contributes to the well-being of the residents. 		
		
<p>Site Description:</p> <p>These are two amenity greenspaces with mature trees separated by Friars Ave. The areas are large grass verges with six trees, a short distance from Ernald Gardens, where similar points apply. It offers a sense of space as well as contributing to a feeling of well-being for the elderly local residents living in the vicinity.</p>		

Protected Reference		LGS 10	Site Description: Is an amenity greenspace. These two Closes of around 550m ² each are mirror images and are bounded on three sides by housing. The
Name		East & West Close	
Location	Post Code	ST15 0EF	
	OS Grid Ref	SJ 896 333	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds local significance because of its: historical significance and recreational value. Other reasons are the spaces are used for casual recreation & leisure adding to the well-being of local residents. 			 <p>roads around the closes are very narrow and were built in the early 1940's when there were few cars. Residents today often use these areas of green space for parking in the absence of an alternative, albeit this is not permitted. They are also used for informal recreation, whilst the openness adds a sense of space to the estate, which helps to engender a feeling of well-being amongst its residents.</p>

Protected Reference		LGS 11	Site Description: This is a small amenity greenspace with a tree bounded by small bungalows on two sides. The immediate vicinity also consists in the main of other small bungalows which will cater for an older age group with potentially limited mobility. Having easy
Name		Ernald Grd.	
Location	Post Code	ST15 0AE	
	OS Grid Ref	SJ 900 331	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: Tranquillity and wildlife. Other reasons are: the green space creates a sense of openness between the two rows of bungalows which provides interest for local residents and contributes to their quality of life. 			 <p>access to such small open green space should be a priority to maintain an appropriate quality of life and this further emphasises the importance of such areas. Improvements could be made by the provision of seating.</p>




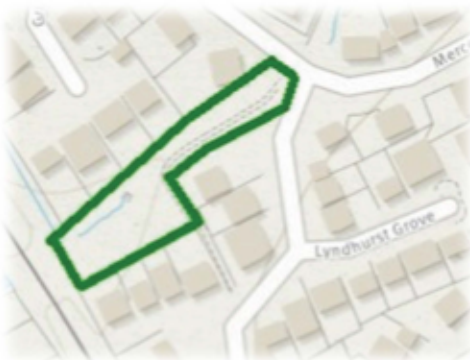
Protected Reference		LGS 12	Site Description: It is a Local Nature Reserve (LNR) within the Green Infrastructure and contains natural and semi-natural greenspaces in the river/canal corridor. Formerly referred to as the Northern Meadow, this approx. 9 ha site is part of the Trent floodplain. It is low lying, with the remnants of archaeologically important flood meadow field systems still visible today. The meadow has been agriculturally improved in the past, but work is now underway to create new sections of flower rich meadows.
Name		Goodall Meadow	
Location	Post Code	ST15 0HP	
	OS Grid Ref	SJ 897 329	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity, historical significance, recreational value and wildlife. 			 

Protected Reference		LGS 13	Site Description: It is an amenity greenspace. As with other closes on the estate the roads surrounding the greenspace are very narrow and were built in an era when there were few cars.
Name		Green Close	
Location	Post Code	ST15 0JG	
	OS Grid Ref	SJ 898 331	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its: historical significance and recreational value. Other reasons: the space creates an open aspect which engenders a sense of well-being for residents. 			  <p>Although not permitted, residents today do sometimes use these areas of green space for parking, reflecting society's changing needs. They do however also provide space for informal recreation, as well as creating a sense of space in what is a densely populated area.</p>


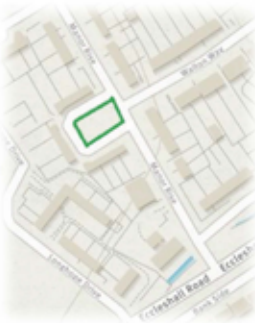
Protected Reference		LGS 14	Site Description: Is a Local Equipped Area for Play with 4 swings, cradle and flat with a seated area for supervision, in a small, hedge enclosed, amenity greenspace situated on a 1970's housing estate.
Name		Heathfield Ave.	
Location	Post Code	ST15 0HD	
	OS Grid Ref	SJ 903 330	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: tranquillity, recreational value and wildlife. 			 

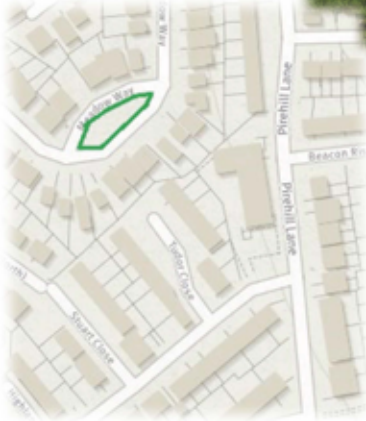
Protected Reference		LGS 15	Site Description: It is a Local Equipped Area for Play with 4 swings, cradle and flat with a seated area for supervision, in a small amenity greenspace situated on a 1970's housing estate.
Name		Hill Cres.	
Location	Post Code	ST15 0AT	
	OS Grid Ref	SJ 900 325	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated. • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its: Tranquillity and recreational value. 			 



Protected Reference		LGS 16	Site Description: 	<p>It is an Amenity greenspace containing a stream which encompasses land along the whole length of one side of the small housing development on Jordan Way extending up to the railway line. On the side adjacent to Pingle Lane it also includes a row of mature trees. Pingle Lane itself is an unmade track and public footpath to Stone Park Farm. This area is highly valued by the local community providing both an informal play area for children and an area for exercising dogs. It also serves as an important corridor for people and wildlife and due to the amount of tree cover is alive with birdsong.</p> 
Name		Jordan Way		
Location	Post Code	ST15 8PD		
	OS Grid Ref	SJ 909 334		
Type of protection		Local Green Space		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity, recreational value and wildlife. Other reason: the space is a much valued and important connecting corridor from the housing estate to Lichfield Rd.				

Protected Reference		LGS 17	Site Description: This is an amenity greenspace on the Aston Lodge housing estate which runs from Mercer Avenue down to the West Coast Rail Line where it ends. 
Name		Lyndhurst Grv	
Location	Post Code	ST15 8TP	
	OS Grid Ref	SJ 916 329	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its: beauty, tranquillity, recreational value and wildlife. Other reason: the space creates a traffic free area for use by local residents for recreational purposes.			

It contains the partly culverted Aston Lodge Brook which flows through an area of landscaped trees and shrubs. There is also a path which facilitates a pleasant, tranquil walk from Mercer Ave to Lyndhurst Grove, often used by dog walkers.
--

Protected Reference		LGS 18	Site Description: This is a small Amenity greenspace with housing on 3 sides. The roads around the close are very narrow and were built in an era when there were few cars.	
Name		Manor Rise		
Location	Post Code	ST15 0HT		
	OS Grid Ref	SJ 896 330		
Type of protection		Local Green Space	<p>Although not permitted, some residents today use this area of green space for parking reflecting the changing needs of society. The green space can also be used for informal recreation.</p>	
NPPF Para 77 Criteria		<ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its: historical significance and recreational activity. Other reason: it introduces a sense of space to the estate, improving the immediate environment for residents. 		

Protected Reference		LGS 19	Site Description: This is a small amenity greenspace surrounded by bungalows that forms the top of the loop of Meadow Way.	
Name		Meadow Way		
Location	Post Code	ST15 0JY		
	OS Grid Ref	SJ 897 326		
Type of protection		Local Green Space	<p>It is analogous to a mini village green and provides a safe sense of space for those residents, who by the nature of the properties, are likely to be elderly. It could be enhanced by the placing of seating and flowers to encourage further social interaction amongst the community.</p>	
NPPF Para 77 Criteria		<ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value. Other reason: It is used as a space for social interaction which can enhance the feeling of well- being amongst residents. 		

Protected Reference		LGS 20
Name		Mill Race (Lower Moddershall Valley)
Location	Post Code	ST15 8BJ
	OS Grid Ref	SJ 905 341
Type of protection		Local Green Space
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds local significance because of its beauty, tranquillity, recreational value, historical significance and wildlife. Other reason: the land lies within the MVCA designated in 1979. 		
<div>   </div> <p>Site Description:</p> <p>This approx. 2 ha of natural and semi-natural greenspace is part of the lower section of the Moddershall Valley Conservation Area (MVCA). The location is adjacent to veteran woodlands (Radford Woods), the historic Mill Race and the Scotch Brook, where in this section the river is probably one of the finest examples of natural unmodified river remaining in the county; (source Staffs Ecological Record Sept 02). The Mill, (Grade II listed), is the birth place of baker Richard 'Stoney' Smith, the founder of Hovis. The area is also adjacent to one of the recently restored flint mills in the valley. The area also enjoys historic vistas of Stone from Coppice Rd. As well as it being part of a natural corridor for wildlife it also offers recreational space for local children which is notably limited in the area.</p> <p>It is considered an area of natural beauty as well as evidencing an important part of Stone's industrial heritage.</p>		

Protected Reference		LGS 21
Name		Millennium Way
Location	Post Code	ST15 8ZQ
	OS Grid Ref	SJ 893 347
Type of protection		Local Green Space

NPPF Para 77 Criteria

- Not with an extant planning permission within which the Local Green Space could not be accommodated.
- Not allocated for development in the relevant Neighbourhood Plan/Local Plan.
- Additionally, the site meets the following criteria. It holds particular local significance because of its beauty, recreational value, tranquillity and wildlife.

Other reasons: Part of the space is a wildflower site for Stone in Bloom. As a whole the area acts as a buffer zone between the industrial estate, the housing development and the main A34. It also enhances the main northern gateway approach to the town.



Site Description:

This area of about 1 ha encompasses 5 distinct and different sized parcels of landscaped amenity greenspace, planted with trees and shrubs which are bisected by the feeder road from the A34 to the Whitebridge housing development and industrial estate. These parcels of land also back onto the canal and incorporate land to the east of Millennium Way.


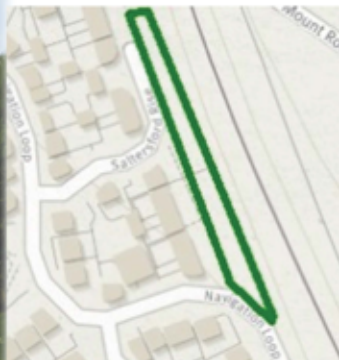


Together they constitute a significant piece of open space for informal recreational use by the community, as well as providing a habitat for wildlife, a paved link to walks by the canal and the countryside beyond, and enhancement of the entrance to the large Whitebridge housing development. All these factors help promote a sense of well-being for the local community in the area. The section



immediately next to the A34, which is planted with wild flowers, also creates a sense of space which is replicated, in the main, on other gateway approaches into Stone and is seen as an important feature to the town.



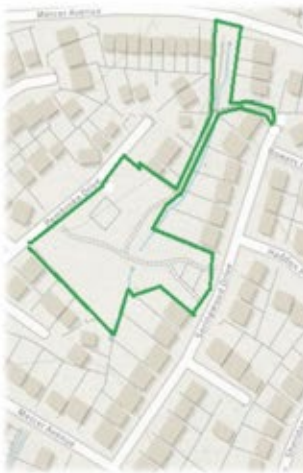

Protected Reference		LGS 22	Site Description: Set in an acre of land, this local equipped area for play and amenity greenspace offers the local community a place to enjoy leisure activities. Importantly it provides a link between the west and east sides of the loop road that circumnavigates the development.
Name		Nav. Loop Play area	
Location	Post Code	ST15 8ZH	
	OS Grid Ref	SJ 891 350	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its beauty, tranquillity, recreational value and wildlife. <p>Other reason: it links the west and east side of the development providing easy access for residents.</p>			 

Protected Reference		LGS 23	Site Description: This well-kept amenity greenspace affords a buffer to the houses from the nearby railway cutting. It offers space for children to play informally within sight of their homes and its trees and shrubs provide a wild life corridor along the side of the railway.
Name		Navigation Loop	
Location	Post Code	ST15 8YZ	
	OS Grid Ref	SJ 893 350	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value and wildlife. <p>Other reason: the space provides a wildlife corridor between the residential amenity and railway.</p>			 

Note LGS 24 has been removed

Protected Reference		LGS 25	Site Description: It is a Natural and Semi-Natural Greenspace identified for its beauty and dramatic scenery. It is situated on the valley side and falls within the Moddershall Valley Conservation Area. It has a public footpath, (Stone Town 13), which crosses the field south west to north east that is used daily, and particularly so by dog walkers, who may let their animals off the lead because there has been no grazing stock for many years. Other well-worn paths cross and circumnavigate the field. It is also used for other forms of informal recreation, such as picnicking and sledging both in recent times and historically. The site abuts woodland which is both an SBI for flora, and a Local Wildlife Site. It is part of the green corridor formed by the valley that extends outwards from the town to the Green Belt in the north and east. It is very highly valued by the local community who enjoy its beauty, tranquillity, historical significance, recreational value and wildlife.
Name		Nicholls' Lane	
Location	Post Code	ST15 8AU	
	OS Grid Ref	SJ 910 350	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Planning history: - Appeal; decision ref: APP/Y3425/A/13/2203362; dismissed. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, historic significance, recreational value and wildlife. <p>Other reason: It is also said by those who use the space it engenders a sense of 'well-being' and 'closeness to nature'.</p>			 


Protected Reference		LGS 26	Site Description: It contains two Local Equipped Areas for Play and Amenity Greenspace situated between two residential streets in the centre of the Aston Lodge housing estate. One play area is for the under 12's containing a springer, stepping pods, swings and cradle. As second area for older children has an activity trail, basketball net and a Youth Shelter for children to sit and chat. The amenity greenspace contains trees, shrubs and a small stream which attracts wildlife and is popular with those wishing to take a gentle stroll or exercise their dogs. A tree lined pathway also links through to Saddler Ave.
Name		Pembroke Dr.	
Location	Post Code	ST15 8TU	
	OS Grid Ref	SJ 915 332	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none">Not with an extant planning permission within which the Local Green Space could not be accommodated.Not allocated for development in the relevant Neighbourhood Plan/Local Plan.Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value and wildlife.			

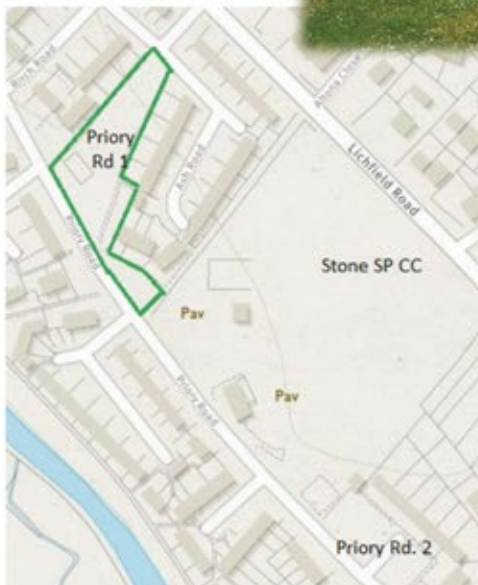




Protected Reference		LGS 27	Site Description: This is a local equipped area for play area for the under 10's, surrounded by an area of amenity greenspace, providing a safe area for both formal and informal play.
Name		Priory Road 1	
Location	Post Code	ST15 8NH	
	OS Grid Ref	SJ 906 334	
Type of protection		Local Green Space	


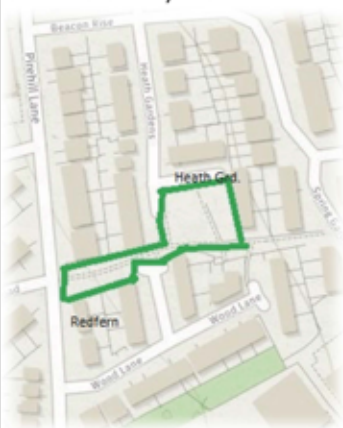
NPPF Para 77 Criteria

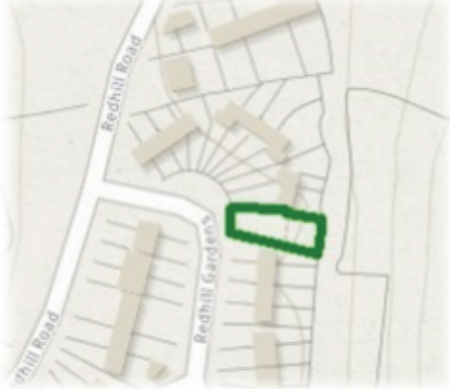
- Not with an extant planning permission within which the Local Green Space could not be accommodated.
- Not allocated for development in the relevant Neighbourhood Plan/Local Plan.
- Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value.








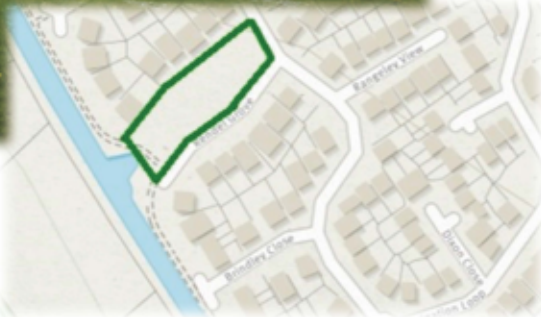
Protected Reference		LGS 28	Site Description: It is an informal play and Semi Natural Amenity Greenspace which affords a sense of space to this residential area. 
Name		Priory Road 2	
Location	Post Code	ST15 8NS	
	OS Grid Ref	SJ 908 332	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value and wildlife. <p>Other reason: it improves the environment within this built up area and potentially enhances the well- being of residents.</p>			 <p>If these areas were enhanced with bench seating and flowers, they could provide space to "while away a few minutes" and indeed afford the elderly of the estate a place for social interaction.</p>

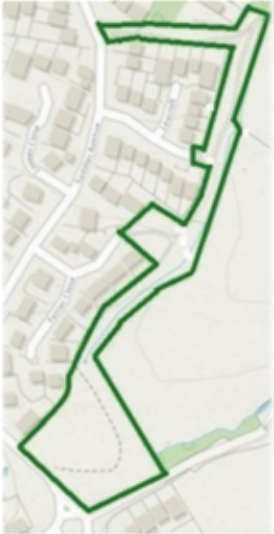
Protected Reference		LGS 29	Site Description: Virtually opposite Redfern Rd is an amenity greenspace containing a tree lined path planted with daffodils. It provides a pleasant route from the upper parts of the housing developments at Walton, to those at a lower level, such as Spring Gardens and the Beacon Rise area. It is a walkway which also offers the opportunity for children and parents to walk to the Walton Middle School and Pirehill 1st School along an enjoyable, traffic free route. Its value and importance to the local community therefore lies in it being both a pleasurable and tranquil communication link between different parts of Walton, and a corridor for wildlife. 
Name		Heath Gardens	
Location	Post Code	ST15 0AS	
	OS Grid Ref	SJ 899 324	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value and wildlife. <p>Other reason: the area offers a safe connecting route for children to walk to school. It also engenders a sense of well-being to those who use it.</p>			



Protected Reference		LGS 30	Site Description: It is a local equipped area for play for the under 10's, squeezed between two houses on a development built between the wars. It has a small semi natural green space at the rear. It is the only green space available in the area for young children to play safely and hence is highly valued by the local community.
Name		Redhill Grd	
Location	Post Code	ST15 8BH	
	OS Grid Ref	SJ 906 339	
Type of protection			
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated. • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value. <p>Other reason: the loss of such space would require children having to walk considerable distance to access similar facilities.</p>			 



Protected Reference		LGS 31	Site Description: This small amenity greenspace is accessed via a path between two properties on Redwood Drive. It backs onto woodland which forms part of the Southern Meadow Local Nature Reserve, (LNR) contained within the Trent floodplain (GI), which adds to the sense of being connected to nature. It also contains an access point to Southern Meadow. Although spatially not far from the Lindens, the two areas are not joined together. This area is large enough to allow ball games, and is used by the local community for various activities, such as dog walking and picnicking.
Name		Redwood Ave. 1	
Location	Post Code	ST15 0DB	
	OS Grid Ref	SJ 908 325	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated. • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value and wildlife. <p>Other reason: the space engenders a sense of well-being to those who use it and it acts as a buffer zone to the LNR containing rare Black Poplar trees.</p>			 

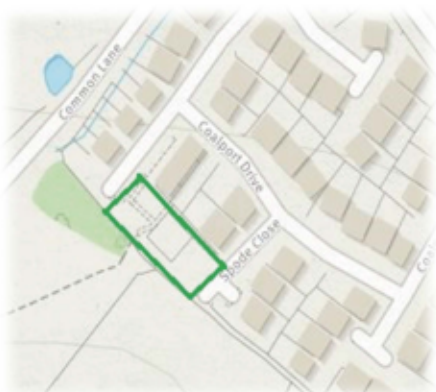
Protected Reference		LGS 32	Site Description: These two conjoined areas of green space are the remains of what is left of the grounds of a house called the Cedars evidenced on the 1887 OS 6" map. The area has a footpath passing through it from a pelican crossing off the A34 to the housing estates that constitutes Cherryfields to the south and the Valley Road area to the north and east. There is a small plantation which contains amongst other trees, veteran cedar trees after which the property was probably named. Similarly, there are purposefully placed copper beech trees potentially of a similar age. The greenspace that specifically borders the A34 has a tilled area used by "Stone in Bloom" for the annual planting of wild flowers, creating an expanse of colour in the summer.
Name		Redwood Ave. 2	
Location	Post Code	ST15 0DB	
	OS Grid Ref	SJ 906 325	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, historic significance and wildlife. <p>Other reason: the space engenders a sense of well-being for the local community.</p>			 

Protected Reference		LGS 33	Site Description: This is a moderately sized amenity greenspace of landscaped grass and shrubs on the western edge of the Whitebridge housing development. It includes an interesting 'v' section along the canal side known as a "winding hole". This large residential development has limited green space within its boundary and this area provides an attractive wide corridor leading from the estate to the canal tow-path.
Name		Rendel Grv.	
Location	Post Code	ST15 8ZN	
	OS Grid Ref	SJ 891 349	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value, beauty, and wildlife. <p>Other reason: the space creates a sense of well-being for the local community with its links to the Trent Mersey Canal.</p>			 

Protected Reference		LGS 34
Name		Saddler Ave.
Location	Post Code	ST15 8XP
	OS Grid Ref	SJ 917 330
Type of protection		Local Green Space
NPPF Para 77 Criteria		
<ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Planning history: -16/24057/OUT 10 houses; refused 27 Jul 2016, 17/25759/OUT refused 16 Nov 2017 Not allocated for development in the relevant Neighbourhood Plan/Local Plan. (Outside Settlement Boundary) Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value and wildlife. <p>Other reason: it is an important natural greenspace in a densely built development. It acts as a wildlife corridor and buffer zone.</p>		
		  <p>Site Description:</p> <p>This natural and semi-natural greenspace is situated between a partly wooded footpath on one side and the public footpath along Blackies Lane on the other. The 1 ha of land contains 2 culverted streams and is a haven for wildlife. When exiting and entering this densely populated housing development, the views from this piece of land eastwards towards rising agricultural land provide a stark contrast and hence are valued by the local community. The area is the only readily accessible natural green space for the community on Aston Lodge and is used both for recreational purposes and by dog owners walking in a loop around the development.</p>


Protected Reference		LGS 35
Name		Saxifrage Dr.
Location	Post Code	ST15 8XY
	OS Grid Ref	SJ 912 325
Type of protection		Local Green Space
NPPF Para 77 Criteria		
<ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, recreational value and wildlife. <p>Other reason: the space acts as a buffer zone between the housing estate and canal, and as an attractive area, contributes to a sense of well-being for the local community.</p>		
		  <p>Site Description:</p> <p>An area of amenity greenspace split into two parts by Saxifrage Drive. This development was built on land belonging to Brassworks Farm which was Grade II listed (1986) and is now surrounded by housing. This is the only green space on the development providing a link corridor for residents and wildlife to the Trent and Mersey canal. It contains a footpath and Aston Chase Brook skirts the western periphery. It is a well maintained and popular area for informal play and hence is of considerable importance to the local community.</p>

Protected Reference		LGS 36	Site Description: The meadow is a Local Nature Reserve, (LNR), consisting of about 5ha of low-lying ground on the River Trent flood plain, situated close to the cemetery and the A34/A51 road junction. The southern and western edges provide significant botanical interest with dominant varieties such as Willow and Alder found alongside the rare Black Poplar. The area is walked by the local community and is renowned for its beauty, tranquillity, and richness in wildlife. There are two public access points, one off Valley Rd and the other via an area of grassed amenity public open space just off Redwood Avenue.	 
Name		Southern Meadow		
Location	Post Code	ST15 0BD		
	OS Grid Ref	SJ 908 324		
Type of protection		Local Green Space		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, historic significance, recreational value and wildlife. <p>Other reason: the space is a LNR and contains rare tree species (Black Poplar).</p>				


Protected Reference		LGS 37	Site Description: This local equipped area for play and amenity greenspace is a play area for children under 12 sited within a development that was built 12 years ago. It backs onto open fields (Walton Heath), and is linked by a path to the adjacent natural and semi-natural greenspace at the top of Common Lane.	 
Name		Spode Close		
Location	Post Code	ST15		
	OS Grid Ref	SJ		
Type of protection		Local Green Space		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value and wildlife.				


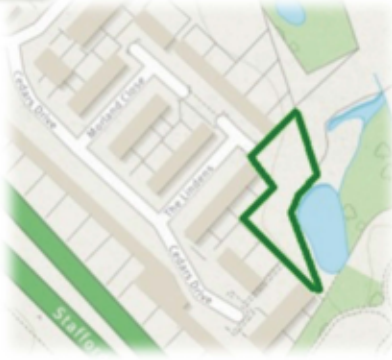
Protected Reference		LGS 38
Name		Stonefield Pk.
Location	Post Code	ST15 8HQ
	OS Grid Ref	SJ 900 343
Type of protection		Local Green Space
NPPF Para 77 Criteria		
<ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, historic significance, recreational value and wildlife. Other reason: the park generates a feeling of well-being amongst all age groups.		

Site Description:







This is a park & garden i.e. a pocket park owned by Stafford Borough. It was awarded the prestigious Heart of England Green Flag award (2016). It is situated in a traditional residential neighbourhood surrounded by terraced housing. Opened in 1928 it is very traditional in what it offers the local community, with crown green bowling, two tennis courts, a local equipped play area for small children (containing a roundabout, slide, swings, cradle and flat), a small aviary and seating areas amongst beautiful formal flower beds. It is contained within a hedged boundary and is locked at dusk. It is much loved by the local community, demonstrated by the high feelings which surface when change is discussed.






Protected Reference		LGS 39	Site Description:  <p>The space contains a local equipped area for play and amenity greenspace for small children with several play activity structures along with seating for use by those who are supervising.</p>  <p>In addition, the area acts as a buffer zone being positioned between housing and Southern Meadow (Local Nature Reserve) which contains rare Black Poplar trees.</p>
Name		The Lindens	
Location	Post Code	ST15 0BD	
	OS Grid Ref	SJ 908 325	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, recreational value and wildlife. <p>Other reason: the space acts as a buffer zone to a local LNR and generates feelings of well-being for the local community.</p>			

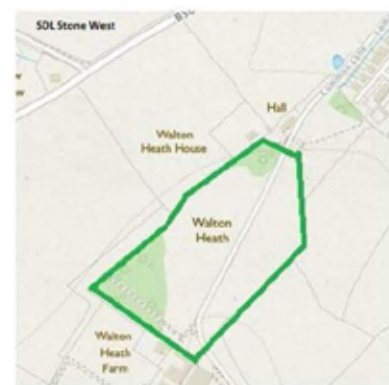
Protected Reference		LGS 40	Site Description:
Name		Tilling Drive 1	
Location	Post Code	ST15 0AH	
	OS Grid Ref	SJ 901 328	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of recreational value and wildlife. <p>Other reason: the space is a protected playing field and a much-valued community amenity. It is the most readily accessible, large recreational space available to the community in the area.</p>			   <p>Approximately 1 ha in size, it is a protected space with a sports field, (football pitch,) and a Local Equipped Area for Play in one corner for use by young children.</p> <p>This area is important as not only does it serve the whole community of Walton, but due to pedestrian bridge access over the A34, it can readily be used by those who reside on the east side of the A34 where there are no similar sizeable facilities. There is potential for improving the use of this open green space for the overall benefit of a large section of the community that sits west of the River Trent.</p>

Protected Reference		LGS 41	Site Description:
Name		Trent Rd.	
Location	Post Code	ST15 0WB	
	OS Grid Ref	SJ 894 342	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> Not with an extant planning permission within which the Local Green Space could not be accommodated. Planning history: - 15/23033/OUT, 11 houses; refused July 2016. & 01/41093, 22 houses and 12 flats; refused. Not allocated for development in the relevant Neighbourhood Plan/Local Plan. Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty and wildlife. <p>Other reason: it is a buffer zone between two developments, and sited within the flood plain it also contains some protected trees.</p>			  <p>Approximately 1 ha in size, this natural and semi-natural greenspace is located on the Trent Floodplain and is in private ownership. It has a footpath on the eastern edge of the space from an adjoining residential area. It contains a shallow pond, and has an abundance of fauna and flora including mature trees, of which a number are protected.</p> <p>The area doesn't have public access from the road but it does provide a natural buffer from the residential development to the north and new development to the south. It offers a tranquil location in a beautiful natural environment with plentiful wildlife.</p>

Protected Reference		LGS 42	Site Description: 
Name		Tyler Grv.	
Location	Post Code	ST15 0JA	
	OS Grid Ref	SJ 894 333	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated. • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its historic significance and recreational value. <p>Other reason: the area is highly valued by the local community who live in the vicinity and have views over this sizeable area of grass.</p>			<p>This is a larger amenity greenspace off Manor Rise with housing on three sides which has far more potential for informal recreation than the smaller closes on this 1940's development. It generates a strong sense of space to this densely populated area and further</p>  <p>enhancement could be made by the provision of seating, flowerbeds and a possible community orchard.</p>

Protected Ref.		LGS 43	Site Description: 
Name		Sycamore Rd.	
Location	Post Code	ST15 8NJ	
	OS Grid Ref	SJ 905 335	
Type of protection		Local Green Space	
NPPF Para 77 Criteria <ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated. • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its beauty, tranquillity, recreational value and wildlife. Other reason: the space engenders a sense of well-being amongst those in the local community who use it. Also acts as a wildlife corridor and buffer zone. 			<p>This is a semi-natural amenity greenspace situated in an established and densely populated housing development. It has an entrance marked by four mature trees. Two parallel pathways, located either side of a wrought iron fence which delineates the canal side, offer access to the area. It is popular one mile circular route with walkers, dog owners, anglers and joggers who can enjoy being close to nature</p>  

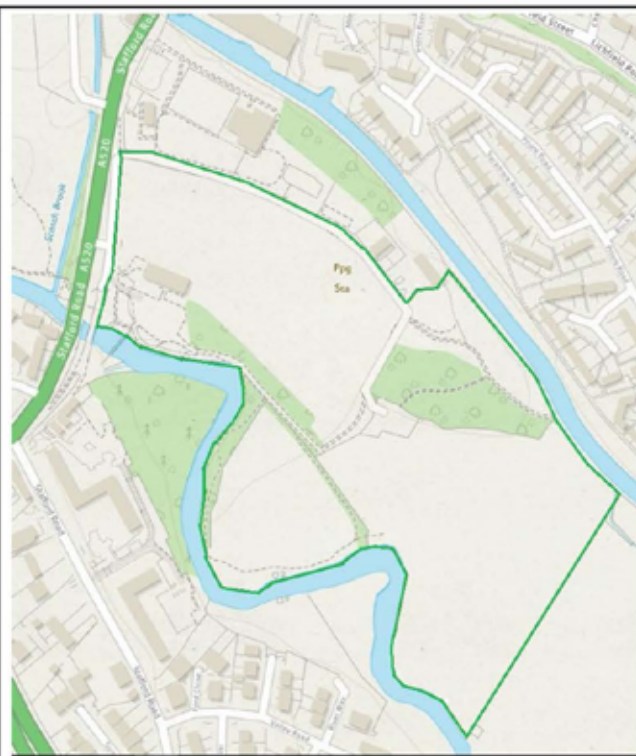
Protected Reference			Site Description:
Name		Walton Heath	LGS 44 predominately lies outside the NP area. As such, the part that remains within the NP area on its current and own merits would not warrant a LGS designation. However, it is acknowledged it forms part of a wider space that maybe designated by Stafford Borough Council.
Location	Post Code	ST15 0XR	
	OS Grid Ref	SJ 893 324	
Type of protection		None	
NPPF Para 77 Criteria			
<ul style="list-style-type: none"> • Not with an extant planning permission within which the Local Green Space could not be accommodated. • Not allocated for development in the relevant Neighbourhood Plan/Local Plan. • Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, recreational value and wildlife. • Other reason: this is a large area of grassland bounded by hedgerows on the edge of the extensive Walton housing developments. It is important for the communities' well-being, particularly as the SDL will increase pressure on local facilities. 		<p>This is a large tranquil area of Protected Space and Amenity greenspace of about 3 ha in size situated at the end of Common Lane. It is referred to as 'the common', albeit it does not hold true common status. It is an area popular with dog owners, walkers and children. The 1st Stone Scout troop uses the common and has a hut at the top of Common Lane. A football pitch is also provided, although it can suffer from waterlogging due to the soil composition of the heath. As time progresses, Stone's residential development will expand in this direction. Currently Stafford Borough Council's SDL Stone West is adjacent to this area across the Eccleshall Road. It will therefore become even more important to secure the status of this space.</p>	



Site Reference		LGS 45	CF 30
Name		Westbridge Park	
Location	Post Code	ST15 8QW	
	OS Grid Ref	SJ 903 335	
Type of protection		Local Green Space & Community Facilities (Destination & Festival Park)	

NPPF Para 77 Criteria

- Not with an extant planning permission within which the Local Green Space could not be accommodated
- Not allocated for development in the relevant Neighbourhood Plan/Local Plan.
- Additionally, the site meets the following criteria. It hold particular local significance because of its: beauty, tranquillity, historical significance, recreational value and wildlife. Other reasons: the park is used for local festivals by Stone residents, a meeting place for coaches of visitors, a buffer zone and wildlife corridor for Crown Meadow, (Local Nature Reserve), and Southern Meadow, (Local Nature Reserve), and a natural buffer zone between the commercial Town Centre and the residential area of Walton, (Stone)



Site Description:

This is a park containing protected pitches and spaces. It also has natural and semi natural greenspaces extending beyond play areas. The Park is identified within Policies CAF1, CAF2, CAF3 & CAF4. Westbridge Park takes its name from Westbridge House which once stood where the park is today, and presumably that name had its origins from being west of the bridge that spanned the River Trent. It is situated between the Trent and Mersey Canal and the River Trent. The park was opened in 1951 as part of the town's Festival of Britain Celebrations and to commemorate the event a pair of wrought iron gates were produced by a local blacksmith. These gates are still there today by the pedestrian entrance to the park. Owned by Stafford Borough Council, facilities include expansive areas of grass, three tennis courts, a local equipped play area for children, a skate park, Scout and Guide buildings, and a fitness centre. It is also home to Stafford & Stone Canoe Club. The lower part of the park has just been seeded with wildflower seed and it is hoped to cultivate a meadow in this area.



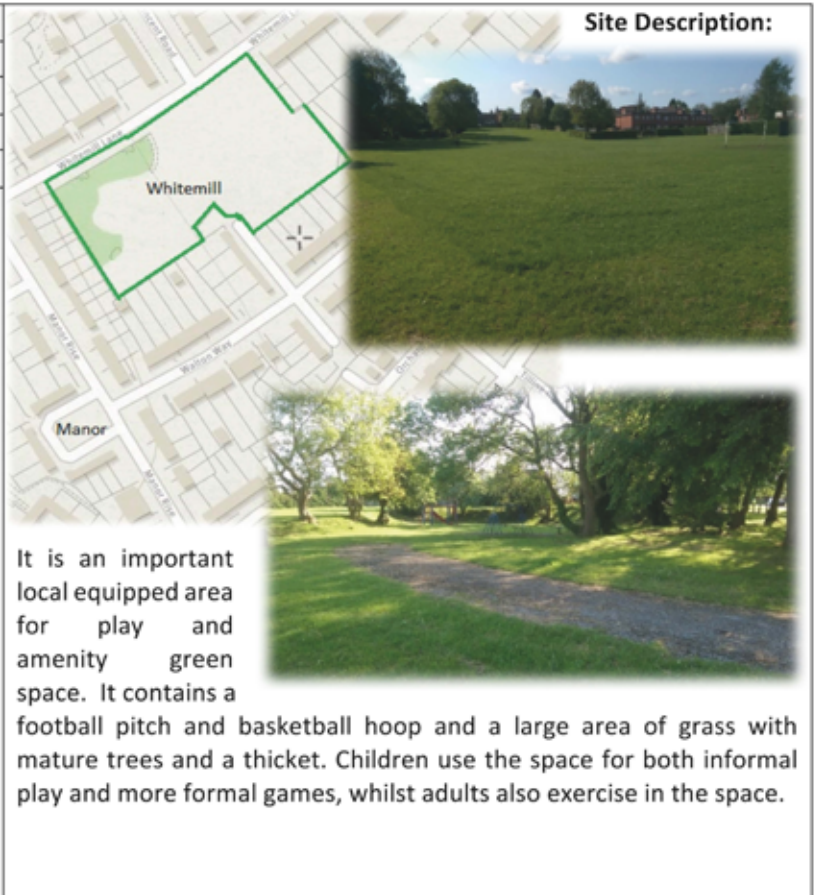
It is the venue for many of the town's festivals and events including Festival Week, the Food and Drink Festival, the Town Bonfire and the fair at the end of festival week in June each year. It also offers the opportunity for peaceful walks both in the meadows and along the canal and river, where the adjoining woodland is rich in wildlife.

Protected Reference		LGS 46
Name		Whitemill
Location	Post Code	ST15 0EG
	OS Grid Ref	SJ 896 331
Type of protection		Local Green Space

NPPF Para 77 Criteria

- Not with an extant planning permission within which the Local Green Space could not be accommodated.
- Not allocated for development in the relevant Neighbourhood Plan/Local Plan.
- Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, historic significance, recreational value and wildlife.

Other reason: located within the densely-populated area of Walton, the area is vital in maintaining the well-being of the local community at various levels.



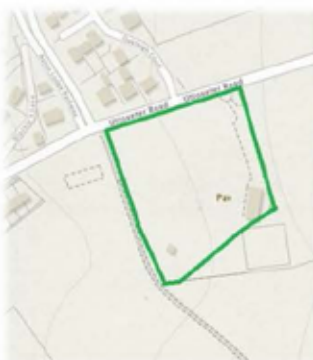

Protected Reference		LGS 47
Name		Chandlers Way
Location	Post Code	ST15 8LD
	OS Grid Ref	SJ 896 340
Type of protection		Local Green Space



NPPF Para 77 Criteria


- Not with an extant planning permission within which the Local Green Space could not be accommodated.
- Not allocated for development in the relevant Neighbourhood Plan/Local Plan.
- Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity and wildlife.



Other reason: Buffer zone between residentially amenity and flood plain



Protected Reference		LGS 49	CF 07	Site Description:  
Name		Little Stoke CC		
Location	Post Code	ST15 8RZ		
	OS Grid Ref	SJ 919 328		
Type of protection		Local Green Space & Community Facilities		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value, wildlife and tranquillity.				
An area of semi natural green playing fields, cricket wickets and bowling greens. Little Stoke Cricket Club was established in 1946 and considerable investment has been made over the years providing excellent playing and social facilities for the club including extensions to the pavilion and the construction of a new cricket ground. In 2007 a new Crown Green Bowling Club was constructed. There is a full Junior development programme leading into three senior sides which have produced many players for Staffordshire.				

Protected Reference		LGS 50	CF 19	Site Description:  
Name		Stone Cemetery		
Location	Post Code	ST15 0BQ		
	OS Grid Ref	SJ 909 323		
Type of protection		Local Green Space		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its tranquillity, beauty, historic significance and wildlife. <p>Other reason: the space acts as a buffer zone to a local LNR and generates feelings of well-being for the local community.</p>				
The cemetery on Stafford Road was opened on 5 September 1903. Is a community facility - cemetery and is part of the Green Infrastructure (GI). It has paved pathways, mature trees and open vistas onto the Trent floodplain (GI) and Southern Meadow (LNR). It offers a place for quiet contemplation and provides a rich environment for flora e.g. Black Poplar and fauna.				

Protected Reference		LGS 53	CF 31	Site Description:  
Name		Chestnut Grv. Allot		
Location	Post Code	ST15 8GP		
	OS Grid Ref	SJ 895 347		
Type of protection		Local Green Space		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value, tranquillity and allotments provide important green corridors for wildlife.				
These allotments are owned by Stone Town Council. They are valued by the local community for the benefits they bring such as exercise, healthy lifestyle, home grown produce, and social interaction with likeminded people. They are also essential habitats for wildlife and therefore should be retained				

Protected Reference		LGS 54	CF 33	Site Description:  
Name		Old Road Allot		
Location	Post Code	ST15 8HX		
	OS Grid Ref	SJ 902 349		
Type of protection		Local Green Space		
NPPF Para 77 Criteria <ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value and tranquillity. The allotment provides important green corridors for wildlife				
<p>This privately owned, green space contains rented allotments, on the periphery of Stone. It clearly and demonstrably serves the local community from the surrounding neighbourhood. The proposed LGS is demonstrably special and has local significance in that it provides a valued community function for people within the surrounding neighbourhood, has recreational value and by its nature, provides a haven for wildlife.</p> <p>The proposed LGS is compact in nature, and is well defined by surrounding roads and streets and adjoining uses (Alleyne's Sports Centre), and is therefore not extensive in nature and relates to the immediate locality.</p> <p>There is an allotment society and a strong community and often competitive spirit amongst the members. For the previously stated benefits that owning an allotment brings to quality of life they should remain as open green space.</p>				

Protected Reference		LGS 55	CF 34
Name		Priory Rd Allot	
Location	Post Code	ST15 8NS	
	OS Grid Ref	SJ 908 332	
Type of protection		Local Green Space	
NPPF Para 77 Criteria			
<ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value, tranquillity and wildlife.			
Other reason: Allotments provide important green corridors for wildlife			



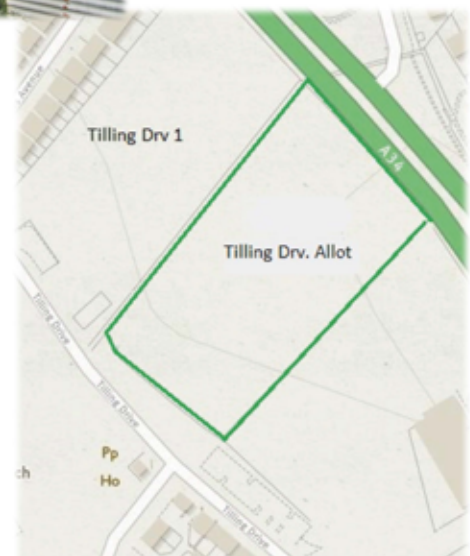
Site Description:

Community Allotments. These small recently developed community allotment spaces, are jointly owned by Stafford and Rural Homes, (a social housing provider), and local residents.

Protected Reference		LGS 56	CF 35
Name		Tilling Drive Allot.	
Location	Post Code	ST15 0SJ	
	OS Grid Ref	SJ 902 328	
Type of protection		Local Green Space	
NPPF Para 77 Criteria			
<ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its recreational value, tranquillity and wildlife.			
Other reason: Allotments provide important green corridors for wildlife			





been donated to the community resulting in the formation of Community Interest Company which oversees the allotments. It is very well tended, and evidences a strong and inclusive community ethos with a communal area for socialising, an area for children to grow produce and an easy access area with raised beds. It was commended in SBC Green Awards 2014 for their 'Community Area'



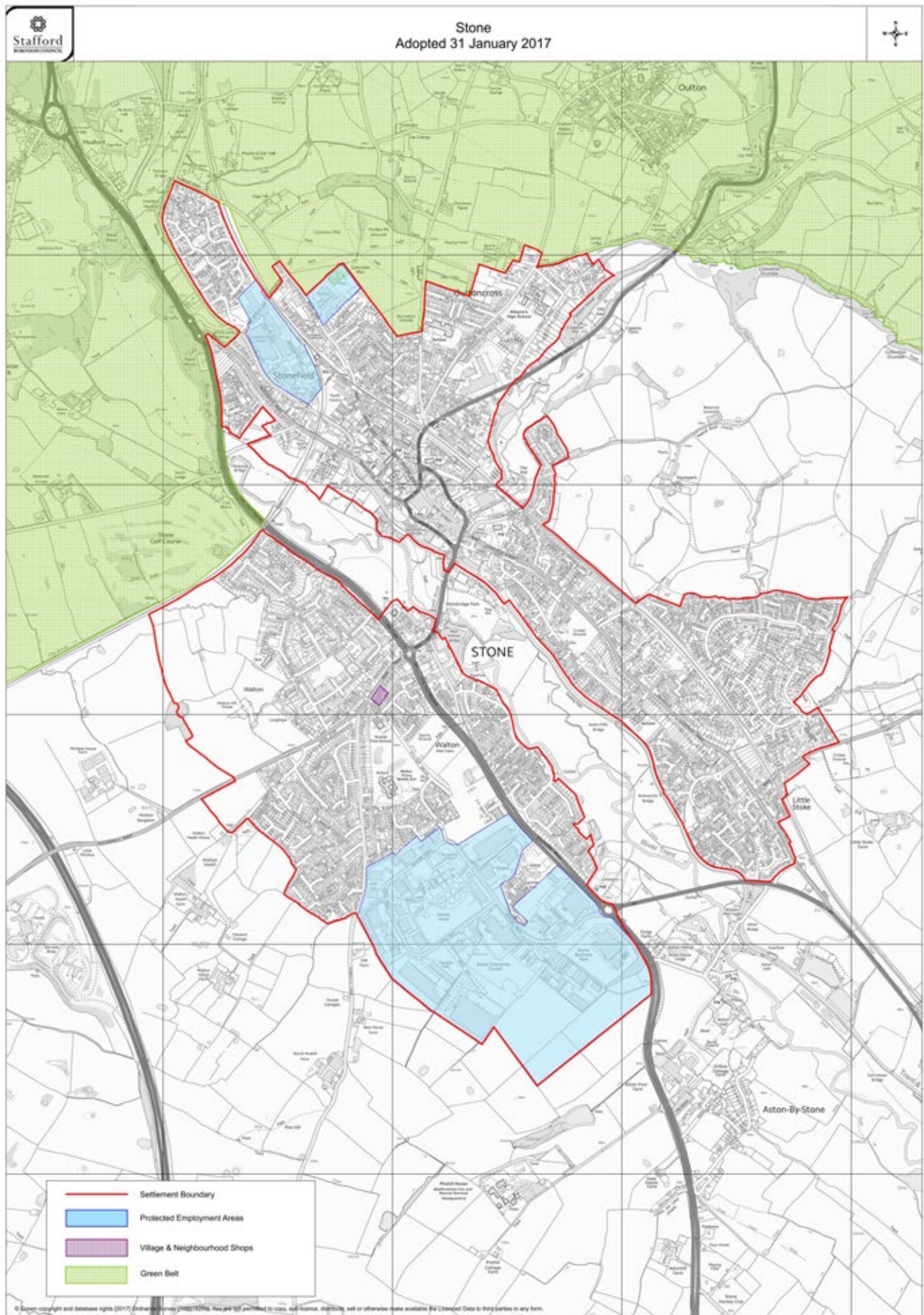
Site Description:

These allotments have existed for at least 40 years and contain around 100 plots. The land was previously owned by a private company and had

Protected Reference		LGS 57	CF 32	Site Description
Name		Newcastle Rd Allot 2		
Location	Post Code	ST15 8LD		
	OS Grid Ref	SJ 897 339		
Type of protection		Local Green Space		
NPPF Para 77 Criteria				
<ul style="list-style-type: none">• Not with an extant planning permission within which the Local Green Space could not be accommodated.• Not allocated for development in the relevant Neighbourhood Plan/Local Plan.• Additionally, the site meets the following criteria. It holds particular local significance because of its historic significance, recreational value. Allotments also provide important green corridors for wildlife				
forms part of the Conservation Area identified as HUCA 6: "Trent and Mersey Canal" in the Stone Historic Character Assessment (May 2012) and defined as "Market garden and allotment" in its Historic Character Type. The space acts as an important buffer zone for wildlife from the canal to Trent flood plain the south.				

	This Local Green Space was once a former bottle tip belonging to Joules brewery and since has been reclaimed to form a community allotment owned by Stone Town Council. The land
	

Appendix G – Plan of Stone Settlement Boundary



Appendix H – Protected Views and Vistas



1. Along the River Trent corridor and flood plain
2. From Stafford Road towards the town centre
3. From Westbridge Park to The Moorings and tower of the Church of St Michael's
4. From Longton Road towards various historic buildings, including the Church of St John
5. From Lichfield Road towards the town centre
6. The Station Approach vista
7. Views and vistas along the Trent and Mersey Canal corridor

Views into the urban area from the A34. The Design and Access Statement that supports planning applications for developments that may affect these views and vistas must demonstrate how the proposal would enhance them.



Stone

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**Stone Neighbourhood Development Plan
Consultation Statement
September 2018**



Contents

Introduction	3
Summary of Community Engagement	3
Conclusions	12
Appendix 1 - Summary of Responses to Green Spaces Consultation - October 2016	13
Appendix 2 - Summary of Responses to Green Spaces Consultation – August 2017	18
Appendix 3 - Regulation 14 Public Consultation	25
Appendix 4 - Statutory and Other Consultees.....	26
Appendix 5 - Comments from Statutory Consultees and Modifications Made	27
Appendix 6 - General Public Questionnaire.....	33
Appendix 7 - Comments from Public Consultees and Modifications Made.....	35

Introduction

This Consultation Statement summarises the community engagement programme and the Regulation 14 consultation that were undertaken for the Stone Neighbourhood Development Plan 2016 to 2031. It shows how the requirements of Regulations 14 and 15 of the Neighbourhood Planning (General) Regulations 2012 have been satisfied.

Summary of Community Engagement

In May 2015 Stone Town Council agreed to produce a Neighbourhood Plan for the town of Stone. An application was made to Stafford Borough Council to designate the Town Council area as the Neighbourhood Area, which is the area that the Neighbourhood Plan will cover, and on 8th December 2015 Stafford Borough Council approved and designated the Stone Neighbourhood Area. This enables the Town Council to produce a Neighbourhood Plan for Stone.

The Town Council set up a Steering Group comprising town councillors and local residents to take the process forward. Neighbourhood planning specialists, Urban Vision Enterprise CIC, were appointed to provide professional advice and guidance, beginning with training on Neighbourhood Planning and the preparation of a project plan and a programme for community consultation.

Neighbourhood Plans are produced from two main sources of information. Firstly, factual evidence about the town, its social, economic and environmental characteristics obtained from sources like the Census or other research; and secondly, the views and ideas of local people about the local area and its needs, obtained from a process of community consultation and engagement.

The Steering Group agreed to undertake community consultation in three stages:

Stage 1 - Open consultation to find out what people think is good and bad about Stone, and should be changed.

Stage 2 - Targeted consultation with stakeholders, residents and interest groups to confirm the main issues identified, and to test the proposed aims and possible policies that would form the basis of the plan.

Stage 3 - Six weeks formal statutory consultation on the draft Neighbourhood Plan.

Each of these stages is considered below:

Stage 1 – Open Consultation

The purpose of the Stage 1 consultation was to find out what local people think about Stone, before any plans or proposals are produced. The results of this consultation enable the main issues to be identified, and the strategic aims and vision of the Neighbourhood Plan to be produced in draft form. This approach is widely regarded as good practice, because it enables the Neighbourhood Plan to be produced from the very start in the light of the local community's knowledge of, and aspirations for, their town.

The application for the designation of the Stone Neighbourhood Area involved a six-week period of formal consultation by Stafford Borough Council to allow people to comment on the proposed Neighbourhood Area boundary. This provided an opportunity for the Town Council to bring the Neighbourhood Plan into the public domain and make local people aware that a plan for the town is going to be prepared. The period of consultation on the Neighbourhood Area ran from 27 October to 8 December 2015.

In parallel with this the Town Council organised and publicised a series of drop-in events at four venues in different parts of the town. The drop-in events were publicised in advance via local media including local publications the Stone Gazette, Little Bit of Stone, and the Newsletter. Local and regional news outlets, Radio Stoke and BBC Midlands Today, were also informed of the coming events. A dedicated section of the Town Council's website was created to provide information about the neighbourhood plan.

Leaflets informing people about the Town Council's intention to produce a neighbourhood plan and how to make comments were printed and delivered to some 7,100 households in the town council area during the week leading up to the drop-in events. A feedback questionnaire was prepared for use at the drop-in sessions and was also made available online via the Town Council website. Copies of the leaflets and the feedback form are shown in Appendices A and B to this report.

The drop-in events were supported by Steering Group members and Urban Vision Enterprise CIC. An exhibition comprising six poster boards was produced to explain what Neighbourhood Plans are, to illustrate the Neighbourhood Area, to ask three open questions about the town, and to find out how proud people are to live in Stone.



People were given copies of the explanatory leaflet and were asked to put a coloured sticky dot on the Neighbourhood Area map to show where they lived. This enabled the Steering Group to get a sense of the geographical spread of the responses which were received at the drop-in events.

People were also asked to place a coloured sticky dot on the "Thermometer of Pride" to indicate how proud they were to live in Stone. This enabled the Steering Group to judge the level of regard that the local community has of the town.

The three questions were each printed at the top of an exhibition board with a large space beneath. The questions asked were:

- Q1. What do you like about Stone and what do you think should be preserved and retained?
- Q2. What do you dislike about Stone and what are the problems that need to be dealt with?
- Q3. What do you think should be changed in Stone and what improvements need to be made?

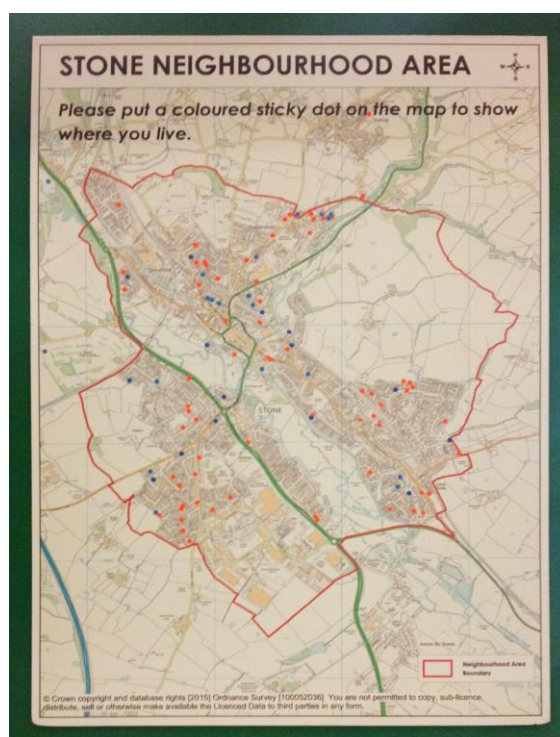


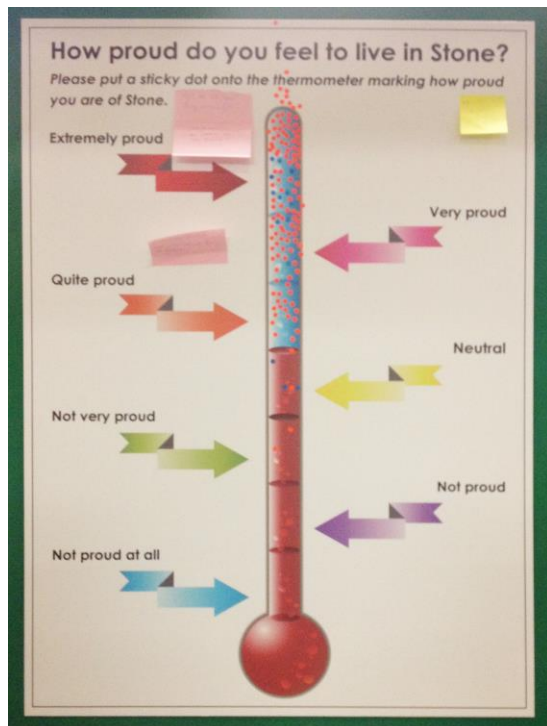
People were asked to write their responses to each question on post-it notes and to stick them on the board underneath that question.

Feedback questionnaires were also available with the same questions, and also asking if the respondent is a resident of the town. Contact details were also requested so interested individuals could be kept informed of progress on the Neighbourhood Plan. People had the option of completing the feedback form at the drop-in event,

or completing it at home and posting it or delivering it to the Town Council's offices. The questionnaire was also available for downloading from the Town Council's web site for completing on a computer and returning via email.

At the drop-in events a map of the Stone Neighbourhood Area was used to record where people who made comments on post-it notes or left feedback questionnaires lived. The Neighbourhood Area map opposite shows that persons representing some 97 households within the town council boundary visited one of the 4 drop-in events. These were distributed reasonably evenly around the town, with 33 from the area north and east of the town centre, 37 from the area to the south east of the town centre, and 27 from the area on the west side of the river valley. In addition persons from 5 households outside the town council boundary visited the drop-in events, making a total of 104 households. Where two or more people from the same household were present only one coloured dot was used. Bright red and blue dots were used for this purpose without distinction.





The “Thermometer of Pride” recorded how proud people felt about living in Stone. People placed bright red and blue coloured dots to indicate the point on the “thermometer” which best represented their feelings about the town. The overall result was very positive. 72 persons said they felt extremely proud to live in Stone, 34 persons said they were very proud, and 19 persons said they were quite proud. 4 persons felt neutral about the town, and only 2 persons said they did not feel very proud to live in Stone. Overall 125 people felt proud to live in Stone to some degree, and only 2 persons felt not very proud. Out of a total of 131 persons expressing a view 125 (95.4%) were positive, 4 (3.1%) were neutral, and 2 (1.5%) were negative. This suggests that most residents value and appreciate Stone very highly.

A full analysis of the results was undertaken by Urban Vision, who provided a detailed report to the Steering Group. A full transcript of the responses received from people who completed feedback forms or made comments on post-it notes at the drop-in events was included within the detailed report. These comments are summarised below, grouped under the relevant heading and arranged in order of frequency of mention, beginning with the most frequently mentioned and ending with the least mentioned. The number of persons endorsing each comment is given.

Subjects which were mentioned by less than 5% of respondents to a question are not included in the lists.

A total of 260 responses were received to Question 1, of which 153 were from residents of the town, 9 were from people living outside the town, 93 were from people not stating their place of residence, 4 were from local business owners, and 1 was from a firm of planning consultants representing a local landowner. In response to the question “What do you like about Stone and what do you think should be preserved and retained?” people mentioned:

- Green open spaces, including Westbridge Park, Common Plot, Stonefield Park, Walton Common, River walks, allotments, Crown Meadow, Trent Meadow, Nicholl’s Lane field – 93 persons
- Town centre and High Street, especially the independent shops, the market, and the Farmers’ Market – 90 persons
- The Canal and towpath walks – 77 persons
- Strong sense of community, the town’s friendly atmosphere where people still know each other – 65 persons
- History, heritage and character of the town, its historic market town ambience – 62 persons
- Events, including Stone festival, Food festival, Bonfire night, Christmas light switch on, Stone in Bloom – 56 persons
- Rural nature and character of Stone - a traditional market town set in attractive countryside – 44 persons
- Restaurants and cafes – good range and good quality – 32 persons

- Good transport links, by road, rail and canal – 24 persons
- Town Library – 18 persons
- Public houses – 16 persons
- River, river valley and river walks – 14 persons
- Wide range of activities for residents, including scouts and guides, community and social centres, leisure centre – 13 persons
- Convenient size and accessibility to services and facilities – 11 persons
- Clean and safe – 8 persons
- Good schools – 7 persons

A total of 224 responses were received to Question 2, of which 153 were from residents of the town, 9 were from people living outside the town, 56 were from people not stating their place of residence, 5 were from local business owners, and 1 was from a firm of planning consultants representing a local landowner. In response to the question “What do you dislike about Stone and what are the problems that need to be dealt with?” people said:

- Too many charity shops in the High Street – 68 persons
- The level of house building in Stone is excessive; too much housing development without corresponding improvements in services and facilities, including road infrastructure – 49 persons
- The High Street is failing and looks run down; has declined in recent years; more investment is needed; need to improve appearance, close to all traffic, encourage new businesses and quality retailers, and rejuvenate the market; Crown Hotel and Adies Alley in particular need of attention – 47 persons
- Too many vacant and boarded-up shops in the High Street; loss of independent shops – 44 persons
- Too much traffic goes through the town centre; rush hour congestion round the ring road and the town more widely; too much heavy traffic passing through the town – 39 persons
- Not enough free, convenient or reasonably priced parking; insufficient parking, particularly at the railway station – 22 persons
- Medical facilities are inadequate; need for another doctor’s surgery; existing doctors’ surgeries can’t cope with increasing population – 20 persons
- Inadequate leisure facilities especially for children and young people, e.g. playground, park, cinema, youth centre – 18 persons
- Greater variety of shops needed in the town centre, e.g. destination shops, “pop-up” shops; too many national chain shops; need more clothes shops, shoe shops and restaurants; more independent shops – 17 persons
- Litter blackspots, e.g. Morrisons, Christ Church, Mill Street, Church Street, town centre, takeaways – 14 persons
- Commercial development on Westbridge Park land or river flood plain should not go ahead; M&S / supermarket developments outside the town centre should be stopped – 12 persons

A total of 350 responses were received to Question 3, of which 165 were from residents of the town, 7 were from people living outside the town, 170 were from people not stating their place of residence, 7 were from local business owners, and 1 was from a firm of planning consultants representing a local landowner. In response to the question “What do you think should be changed in Stone and what improvements should be made?” people said:

- Encourage more shops and more diverse shops in the High Street and town centre to replace charity shops and vacant shops; introduce incentives for existing and potential shopkeepers, e.g. reduce business rates, reduce rents; actively seek to re-use empty shops

for social enterprises or independent shops; promote local businesses (Totally Locally); hold regular town centre events – 113 persons

- Provide new improved leisure centre with sports facilities, swimming pool, fitness and play facilities at Westbridge Park – 43 persons
- Improve traffic flows; review traffic needs; assess future road traffic requirements; make serious plans for a bypass; ease congestion; improve traffic flows on one way system – 32 persons
- Put a limit on further housing growth and expansion of the town; no more building on floodplain; any growth should have corresponding improvements to infrastructure and services - 29 persons
- Protect and enhance green spaces, especially Westbridge Park, Nicholls Lane field, Tilling Drive green space, areas by the canal and river; designate areas of Local Green Space – 28 persons
- Improve medical services, provide a large health centre, more dentists – 23 persons
- Promote and improve the connection between the town and the canal and river with environmental enhancements; provide better signage, publicity, information boards, lighting and footways; increase the number of moorings; create a marina close to the town centre; improve canal towpath from Aston to Meaford – 21 persons
- Improve road safety and connectivity for pedestrians and cyclists, introduce traffic calming measures, e.g. junction of Old Road and Newcastle Road, A51 bypass; Lichfield Road; across one-way system; to canal and Westbridge; encourage more sustainable modes of transport, cycle ways and footpaths; improve connectivity with green spaces; improve links between town and Walton; better pedestrian links to business park – 20 persons
- Improve facilities for teenagers, including scout huts, adventure playground, cinema, 10 pin bowling, football, bike a skate park, youth club – 19 persons
- Provide a performing arts centre, e.g. a large community hall for theatre groups, music (orchestra and bands), choirs, dance, classes, hobbies, community-run cinema; assess need to support an action plan – 18 persons

The report produced by Urban Vision was considered by the Steering Group, and resulted in the determination of the strategic aims which underpinned the rest of the Plan preparation process. These initial aims were:

SA1: Improve the economic viability of the High Street and the town centre by encouraging and incentivising new businesses, enabling local businesses to thrive and providing a diverse range of shopping and other services.

SA2: Preserve and enhance the special historic character of the town centre by supporting initiatives to repair, refurbish and re-use historic buildings and to improve the quality of the environment.

SA3: Identify and designate important areas of local green space and develop a green infrastructure strategy to protect and improve those areas.

SA4: Support initiatives for the review of the town's transport and traffic needs, and support relevant actions to address those needs.

SA5: Improve pedestrian and cycle links and accessibility within Stone and to surrounding destinations, particularly the canal and river meadows.

SA6: Protect and improve leisure, cultural and sports facilities and improve community access to those facilities.

SA7: Support initiatives for the enhancement of essential local community facilities, including medical and educational facilities as appropriate.

SA8: Ensure that new developments in Stone preserve and enhance the historic character and improve the quality of the built environment.

Stage 2 – Targeted Consultation

The purpose of Stage 2 was to consult with stakeholders, residents and interest groups on specific areas of the draft Plan to confirm the main issues identified, and to test the proposed aims and possible policies that would form the basis of the Plan.

Three individual consultation exercises were carried out within this stage of the process – two related to green spaces and one related to character areas. Details of these are set out below.

Local Green Spaces Consultation – October 2016

The draft Neighbourhood Plan identified a number of areas of green space which were identified for designation as Local Green Space. The Town Council contacted all site owners or organisations with an interest in sites that were identified within the plan as well as undertaking wider community engagement. They were referred to the Council's website, where they could view a copy of the Council's green space audit, the final version of which eventually became Appendix F of the submitted draft Neighbourhood Plan.

The results were collated by Urban Vision and reported to the Steering Group. 46 sites were included in the green space audit for potential inclusion within the Neighbourhood Plan. 27 comments were received during the consultation period, of which 19 were positive, 6 negative, and 2 general. A summary of responses is included at Appendix 1.

The green space audit was updated in a number of areas as a result of the consultation, and written responses sent to those who had raised negative comments.

Special Character Area Consultation – April 2017

The draft Neighbourhood Plan identified two potential Special Character Areas. Residents living within those identified areas were individually written to and asked to comment on the following policy, which was included in the draft plan:

“Development of infill housing within large existing plots (‘garden grabbing’) will be resisted where such plots have been identified as playing an important role in the character of a particular area (e.g. within the identified Special Character Areas). These areas are identified in: Appendix B Plan of Character Area North and Appendix C Plan of Character Area South.”

Relevant extracts from the draft Plan were included with the letters, together with maps of the areas covered.

The consultation resulted in eight representations being received in total in respect of the two proposed Special Character Areas (North and South). These were analysed by Urban Vision, who made recommendations to the Steering Group as follows:

North Special Character Area

For the North Special Character Area, five responses in total were received. Three of the representations were broadly supportive. The others questioned the policy and suggested an alternative approach based on distances between properties.

The proposed North SCA does have a clear, established character, based on individual properties standing in extensive garden space. Furthermore, the rear gardens do provide a useful transitional zone between the built-up area of Stone and the adjacent wood and urban fringe, which leads to the Moddershall Valley.

Recommendation: That the North Special Character Area be included in the Stone Neighbourhood Plan.

South Special Character Area

For the South Special Character Area, two of the representations are broadly against the SCA. The remaining representation asks questions, but does comment on the suitability of the proposal.

The proposed South SCA does have some character, based on individual properties standing in extensive gardens. However, some of these plots already have development within the garden space. Furthermore, the area is flanked by the railway embankment and surrounded on all sides by built-up housing areas.

Recommendation: That the South Special Character Area not be included in the Stone Neighbourhood Plan.

The Steering Group accepted Urban Vision's recommendations, and updated the draft Plan accordingly.

Local Green Spaces Consultation – August 2017

The second "Green Spaces" consultation in August 2017 again targeted the owners of land identified within the green spaces audit and interested parties alongside a wider consultation with the community.

The consultation was conducted via the Council's website and a public presence in Stone High Street. These were advertised locally, and a press release was issued providing the following details:

"Local Green Spaces contribute to the quality and distinctiveness of Stone. These spaces create opportunities for walking, cycling and other physical activity, adding to the rural character of the area and providing open space. The diverse character of our Local Green Spaces includes parks, sports pitches, towpaths, allotments, green buffers and much more. As part of the ongoing community engagement of the Stone Neighbourhood Development

Plan, Stone Town Council is undertaking further community consultation on the proposed Local Green Spaces between 14 August 2017 and 4 September 2017 (closing at noon).

Further information about this consultation and how to respond can be found on the Stone Town Council website. Town Council representatives will also be available to discuss the proposals at a stall in Stone High Street on Friday 1st September 2017."

Identified owners of land included within the plan were specifically written to in order to allow them the opportunity for (further) comment on the sites included within the draft Plan.

The results were collated by Urban Vision and reported to the Steering Group. 45 comments were received during the consultation period, of which 32 were positive, 10 negative, and 3 general. A summary of responses is included at Appendix 2.

The local green space audit was updated in a number of areas as a result of the consultation, and written responses sent where appropriate.

Stage 3 – Six Weeks Formal Statutory Pre-Submission Consultation (Regulation 14)

A press release setting out the Regulation 14 consultation arrangements was circulated locally to on-line, printed and radio news outlets. It contained the following information:

"Stone Town Council, supported by the Stone Neighbourhood Plan Steering Group, are launching the formal pre-submission consultation on the Draft Neighbourhood Development Plan for Stone.

From 19th June 2018 to 31st July 2018, Stone Town Council will be formally undertaking consultation in accordance with Regulation 14, Town and Country Planning, England Neighbourhood Planning (General) Regulation 2012. This is a six-week statutory consultation period and we welcome comments on the draft plan."

The press release also contained details of where hard copies of the plan could be viewed, where the plan would be consulted upon at community events and markets, and how responses could be made. Details of the targets for the press release, hard copy plan locations and the community events are listed at Appendix 3. Members of the public were also directed to the Council's website, where details of the consultation, copies of the draft plan, and blank consultation forms could be obtained.

Posters and flyers were also produced for display and circulation around the town.

A list of statutory consultees was requested from, and supplied by, Stafford Borough Council. Each of these was individually approached either by letter or email according to the preference expressed in the list supplied by the Borough Council. A full list of these statutory consultees is included at Appendix 4.

Responses to the consultation were logged by Stone Town Council and analysed by Urban Vision. The Neighbourhood Plan Steering Group considered the responses and determined the changes required to the plan.

A summary of responses from statutory consultees have been included in Appendix 5, together with the comments of the Steering Group and the agreed modifications to the plan.

Members of the public were asked to complete a questionnaire and return it to the Council. A copy of this questionnaire is included at Appendix 6 and a summary of the responses at Appendix 7.

Conclusions

The Town Council and the Steering Group have been pleased by both the support received from residents for production of the Neighbourhood Plan and the overwhelming number of positive comments received during consultations. Even where comments have not been positive, they have generally been constructive, and have enabled the Plan to be refined to a point where the Steering Group believe that it will meet the needs of the area and its residents for many years to come.

Each of the consultation exercises outlined above was well supported, and their outcomes ably analysed and reported by Urban Vision. The Steering Group have considered all comments and, where appropriate, made amendments to the Plan.

The policies of the Plan have arisen from community consultation, and reflect the expressed desires of residents. This is demonstrated by the small number of people who have raised concerns about the Plan. It thus appears that the Stone Neighbourhood Plan reflects a general consensus and is largely non-controversial, which we hope will manifest itself at the referendum.

Appendix 1 - Summary of Responses to Green Spaces Consultation - October 2016

Ref.	Description	Consultation Responses			
		Positive Comments	Negative Comments	General Comments	Action to be taken
LGS 1	Amenity greenspace + Trees				
LGS 2	Local equipped area for play + Amenity greenspace			In need of better maintenance/upkeep	
LGS 2				Support its inclusion	
LGS 3	Amenity greenspace, pond and tree				
LGS 4	Natural and semi-natural greenspaces	SHER records presence of linear features (remnants of former field banks)			Acknowledge and respond, Record in LGS description
LGS 4		Would welcome documentary evidence of Duke of Cumberland's temporary camp so SHER records can be update			Acknowledge and respond
LGS 4		Site of Biological Importance			Record in LGS description
LGS 4		Great place for walking and sledging; support its inclusion			
LGS 5	Amenity greenspace				
LGS 6	Local equipped area for play + Amenity greenspace				
LGS 7	Amenity greenspace + Pond + Copse				
LGS 8	GI & LNR, natural and semi-natural greenspaces in a river and canal corridor.				
LGS 9	Amenity greenspace + Trees				
LGS 10	Amenity greenspace				
LGS 11	Amenity greenspace				

Ref.	Description	Consultation Responses			
		Positive Comments	Negative Comments	General Comments	Action to be taken
LGS 12	GI & LNR, Natural and semi-natural greenspaces in a river and canal corridor.				
LGS 13	Amenity greenspace				
LGS 14	Local equipped area for play				
LGS 15	Local equipped area for play				
LGS 16	Amenity greenspace + Trees				
LGS 17	Amenity greenspace + Copse + Aston chase brook				
LGS 18	Amenity greenspace		-	-	-
LGS 19	Amenity greenspace	-			
LGS 20	~16 ha. Scotch Brook & historic wooded valley + natural grassland	Stone EUS considers southern end to have high archaeological, historical and aesthetic value, and medium communal value			
LGS 20		Coincides with Radford Wood and Coppice Wood Site of Biological Importance, and is part of a significant wildlife corridor			Record in LGS description
LGS 20			Objection: proposal should be withdrawn (believes that the site fails to meet the criteria for selection)		Respond in writing addressing the issues raised, Amend LGS description where required
LGS 20			Objection: owners of the site do not want it included		Respond in writing acknowledging their position
LGS 21	Amenity greenspace	Elements of this LGS border the Trent and Mersey Canal Conservation Area; its designation should			Record Conservation Area description in the LGS description

Ref.	Description	Consultation Responses			
		Positive Comments	Negative Comments	General Comments	Action to be taken
		be recorded in its description			
LGS 22	Local equipped area for play + Amenity greenspace				
LGS 23	Amenity greenspace				
LGS 24	Semi natural greenspace next to allotments	Northern element of this LGS lies within the Trent and Mersey Canal Conservation Area; its designation should be recorded in its description			Record Conservation Area description in the LGS description
LGS 24			Objection: site is the subject of a development proposal		Respond in writing and acknowledge position; await decision on planning application
LGS 25	Part of Moddershall conservation area	Adjacent to Radford Wood and Coppice Wood Site of Biological Importance and is part of significant wildlife corridor			Record in LGS description
LGS 25		Significant petition and supporting letters and information in support of LGS designation			Record that the site has strong local support (maybe record some comments from letters) in LGS description
LGS 25			Objection: cannot be considered to be demonstrably special to the local community, should not be included as a LGS		Respond in writing addressing the issues raised
LGS 26	Local Equipped Areas for Play + Amenity greenspace				
LGS 27	Local equipped area for play + Amenity greenspace				
LGS 28	Amenity greenspace				

Ref.	Description	Consultation Responses			
		Positive Comments	Negative Comments	General Comments	Action to be taken
LGS 29	Local equipped area for play				
LGS 30	Local equipped area for play				
LGS 31	Amenity greenspace				
LGS 32	Amenity greenspace + Trees				
LGS 33	Amenity greenspace + landscaped shrubs				
LGS 34	Amenity greenspace + Footpaths		Objection: believe that Town Council is attempting to use LGS designation to prevent development		Respond in writing addressing the issues raised
LGS 35	Amenity greenspace	Southern part of the site borders the Trent and Mersey Canal Conservation Area, designation should be identified in the LGS description; small contribution to the setting of the Grade II Listed Brassworks Farm			Record Conservation Area description and reference the role the site plays in the setting of Grade II Listed Brassworks Farm
LGS 36	GI & LNR, Natural and semi-natural greenspaces in a river and canal corridor with black poplar trees				
LGS 37	Local equipped area for play + Amenities greenspace				
LGS 38	GI, Neighbourhood Park - Courts, Greens, Gardens & Aviary				
LGS 39	Local equipped area for play + Amenities greenspace				
LGS 40	GI, Local equipped area for play + Pitch + Amenities greenspace	Welcome protection			
LGS 41	Natural and Semi Natural greenspace + Pond + Copse (protected)	Has great wildlife; natural start of the meadow; green lungs; trees			

Ref.	Description	Consultation Responses			
		Positive Comments	Negative Comments	General Comments	Action to be taken
LGS 41			Objection: justification has not been proven, omit		Respond in writing addressing the issues raised, Amend LGS description where required
LGS 42	Amenity greenspace				
LGS 43	Amenity greenspace	Substantial part of the site lies within the Trent and Mersey Canal Conservation Area, the character of the canal contributes to the character of the area; should be identified within the LGS description			Record Conservation Area description in the LGS description
LGS 44	Amenity greenspace + Pitch	Welcome protection			
LGS 45	Destination & Festival Park	Welcome protection			
LGS 45					Record Conservation Area description in the LGS description
LGS 45					
LGS 46	GI, Local equipped area for play + Pitch + Amenity greenspace	Welcome protection			

Appendix 2 - Summary of Responses to Green Spaces Consultation – August 2017

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
LGS1: Bank Side		Site does not appear to comply with para. 77 of NPPF	Stafford BC refer to the site as Bushbury	Acknowledge and respond Examine Stafford BC comments and address in response Amend LGS if necessary
LGS2: Cauldon Way			In need of better maintenance/upkeep	
			Support its inclusion	
LGS3: Common Lane	Support in principle, subject to further consultations			Acknowledge and respond
LGS4: Common Plot	SHER records presence of linear features (remnants of former field banks)			Acknowledge and respond Record in LGS description
	Would welcome documentary evidence of Duke of Cumberland's temporary camp so SHER records can be update			Acknowledge and respond
	Site of Biological Importance			Record in LGS description
	Great place for walking and sledging; support its inclusion			
LGS5: Coombe Park Road				
LGS6: Copeland Drive	Support in principle, subject to further consultations			Acknowledge and respond

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
LGS7: Crestwood Close		Site does not appear to comply with para. 77 of NPPF		Acknowledge and respond Examine Stafford BC comments and address in response Amend LGS if necessary
LGS8: Crown Meadow				
LGS9: Downing Ground				
LGS10: East & West Close				
LGS11: Ernald Ground				
LGS12: Goodall Meadow		Site does not appear to comply with para. 77 of NPPF (large tract of land – 40ha)		Acknowledge and respond Examine Stafford BC comments and address in response Remove
LGS13: Green Close				
LGS14: Heathfield Avenue				
LGS15: Hill Crescent				
LGS16: Jordan Way	Support in principle, subject to further consultations			Acknowledge and respond
LGS17: Lyndhurst Grove				

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
LGS18: Manor Rise				
LGS19: Meadow Way				
LGS20: Mill Race	Stone EUS considers southern end to have high archaeological, historical and aesthetic value, and medium communal value			
	Coincides with Radford Wood and Coppice Wood Site of Biological Importance, and is part of a significant wildlife corridor			Record in LGS description
		Objection: proposal should be withdrawn (believes that the site fails to meet the criteria for selection)		Respond in writing addressing the issues raised Amend LGS description where required
		Objection: owners of the site do not want it included		Respond in writing acknowledging their position
LGS21: Millenniu m Way	Elements of this LGS border the Trent and Mersey Canal Conservation Area; its designation should be recorded in its description			Record Conservation Area description in the LGS description
LGS22: Navigation Loop Play Area				
LGS23: Navigation Loop				
LGS24: Newcastle Road 2	Northern element of this LGS lies within the Trent and Mersey Canal Conservation Area; its			Record Conservation Area description in the LGS description

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
	designation should be recorded in its description			
		Objection: site is the subject of a development proposal		Respond in writing and acknowledge position; await decision on planning application
LGS25: Nicholls Lane	Adjacent to Radford Wood and Coppice Wood Site of Biological Importance and is part of significant wildlife corridor			Record in LGS description
	Significant petition and supporting letters and information in support of LGS designation			Record that the site has strong local support (maybe record some comments from letters) in LGS description
		Objection: cannot be considered to be demonstrably special to the local community, should not be included as a LGS		Respond in writing addressing the issues raised
LGS26: Pembroke Drive				
LGS27: Priory Road 1	Support in principle, subject to further consultations			Acknowledge and respond
LGS28: Priory Road 2				
LGS29: Heath Ground				
LGS30: Redhill Ground	Support in principle, subject to further consultations			Acknowledge and respond
LGS31: Redwood Avenue 1	Support in principle, subject to further consultations			Acknowledge and respond

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
LGS32: Redwood Avenue 2	Support in principle, subject to further consultations			Acknowledge and respond
LGS33: Rendel Grove				
LGS34: Saddler Avenue		Objection: believe that Town Council is attempting to use LGS designation to prevent development		Respond in writing addressing the issues raised
LGS35: Saxifrage Drive	Southern part of the site borders the Trent and Mersey Canal Conservation Area, designation should be identified in the LGS description; small contribution to the setting of the Grade II Listed Brassworks Farm			Record Conservation Area description and reference the role the site plays in the setting of Grade II Listed Brassworks Farm
LGS36: Southern Meadow	Support in principle, subject to further consultations			Acknowledge and respond
LGS37: Spode Close				
LGS38: Stonefield Park	Support in principle, subject to further consultations			Acknowledge and respond
LGS39: The Lindens	Support in principle, subject to further consultations			Acknowledge and respond
LGS40: Tilling Drive 1	Welcome protection			
LGS41: Trent Road	Has great wildlife; natural start of the meadow; green lungs; trees			
		Objection: justification has not been proven, omit		Respond in writing addressing the issues raised

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
				Amend LGS description where required
LGS42: Tyler Grove				
LGS43: Sycamore Road	Substantial part of the site lies within the Trent and Mersey Canal Conservation Area, the character of the canal contributes to the character of the area; should be identified within the LGS description			Record Conservation Area description in the LGS description
LGS44: Walton Heath	Welcome protection			
LGS45: Westbridge Park	North border of this LGS flanks the Trent and Mersey Canal Conservation Area; designation should be identified in the LGS description			Record Conservation Area description in the LGS description
	Centre of Stone's town activities			
	Welcome protection			
	Site designated as Green Infrastructure; need to demonstrate added value of LGS designation			Acknowledge and respond Examine Stafford BC comments and address in response
LGS46: Whitemill	Welcome protection			
LGS50: Stone Cemetery	Site designated as Green Infrastructure; need to demonstrate added value of LGS designation			Acknowledge and respond Examine Stafford BC comments and address in response

Ref/Site	Positive Comments	Negative Comments	General Comments	Actions
LGS51: Stone Cricket Club	Site has significant recreational value as per para. 77 NPPF			Acknowledge and respond Address any specific comments/issues in response
LGS54: Old Road Allotments		Site does not appear to comply with para. 77 of NPPF (large tract of land – 5.58 acres)		Acknowledge and respond Examine Stafford BC comments and address in response Amend LGS if necessary

Appendix 3 - Regulation 14 Public Consultation

Publicity/ Press Releases:

- Stone and Eccleshall Gazette
- A Little Bit of Stone
- Sentinel
- Newsletter
- Express and Star
- Radio Stations: Signal 1; BBC Radio Stoke; Stone Radio

Publicity/ Posters:

- All venues where a hard copy is available to view/comment on
- Stone Town notice boards
- Morrisons
- Fire Station
- Walton Chip Shop
- Launderette

Publicity/ Website:

- Stafford Borough Council
- Stone Town Council

Publicity/ Direct Engagement:

- 21st June 2018 – 4.00pm to 6.00pm - Stone's Summer Evening Shopping Event
- 23rd June 2018 – 10.00am to 12 noon - Pop-up at Stone Market
- Coffee Mornings at the three residential homes

Publicity/ Hard Copy Plan Locations:

- | | |
|-----------------------------------|---------------------------|
| • Alleyne's Leisure Centre | • Stone Station |
| • Christchurch | • Tennis Club |
| • Costa | • The Borehole |
| • Frank Jordan Centre | • The Crown Hotel |
| • Granvilles | • The Pheasant |
| • Library | • The Red Lion |
| • Little Stoke Cricket Club | • The Royal Exchange |
| • Stone SP Cricket Club | • The Swan |
| • Stone Town Council Ground Floor | • Walton Community Centre |

Appendix 4 - Statutory and Other Consultees

As part of the pre-submission (Regulation 14) consultation, the following bodies were individually contacted and asked for their comments:

The Coal Authority
Newcastle Under Lyme Borough Council
Stoke on Trent City Council
Staffordshire County Council
CTIL (on behalf of Vodafone and Telefónica):
MBNL (EE and Three):
Three
EE
Severn Trent Water
National Grid Plant Protection
British Pipeline Agency Limited
Western Power
Network Rail
Highways England
Stafford Borough Council
National Grid
British Gas Transco (West Midlands District)
Asset Officer Transco PLC
Amec on behalf of Transco Land & Development
Historic England
Natural England
Environment Agency
Highways England (West Midlands)
Staffordshire & Stoke on Trent Partnership NHS Trust
South Staffordshire & Shropshire Healthcare
Staffordshire Public Health
University Hospitals of North Midlands NHS Trust
Head of Public Sector Commissioning Partnership
Locality Public Health Partnerships & Commissioning Leads for Staffordshire County Council
Mid Staffordshire Health Authority
Strategic Rail Authority
Stafford and Surrounds Clinical Commissioning Group
NHS Property Services
Homes and Community Agency
Staffordshire County Council Highway Authority
Transport for West Midlands
Stone Rural Parish Council

Appendix 5 - Comments from Statutory Consultees and Modifications Made

Consultee	Comment from Consultee	Comments from Neighbourhood Plan Steering Group	Modifications
National Grid		Note the representations with no modification required.	No Modifications Required
Severn Trent		Note the representations with no modification required.	No Modifications Required
Network Rail		Note the representations and check the local plan that this is dealt with through policy and if not make clear in the Neighbourhood Plan about the impact on railway infrastructure in the general text. No change to policy required.	Add supporting text to reflect comments in NP.
Natural England		Note the representations with no modification required.	No Modifications Required
Staffs County Council	Pg1 Para 2	All LGS have been through a rigorous consultation process and tested against the NPPF. No modification.	No Modifications Required
	Pg1 Para 3	Note the comments, discuss with Staffordshire County Council highways department to clarify the extent of the highway and if they confirm that this is in the adopted highway remove the LGS 21 from the list of designations.	Stone T.C have contacted SCC Highways and decided to leave LGS21 in the plan
	Pg 1 Para 4	All LGS have been through a rigorous consultation process and tested against the NPPF. The LGS does meet the criteria in the NPPF and development would extinguish the community use. No modification.	No Modifications Required
	Pg 2 Para 1	Check the terminology and accuracy, amend if necessary.	On pg 27 replace 'County' with 'Local'
	Pg2 Para 2	Welcome the comments. No amendments.	No Modifications Required
	Pg2 Para 3	Note the suggested amendments in para. Make amendments on pg 47	Add to the end of bullet point 2 Reverse Habitat Fragmentation: ',which could include planting of trees and hedgerows, meadow wildflower enhancement, pond and wetland creation.'
	Pg2 Para 4	Note the comments. No amendment necessary.	No Modifications Required
	Pg2 para 5	Note the typo. Make the amendments	Change para 4 to read 'Burgage'

Consultee	Comment from Consultee	Comments from Neighbourhood Plan Steering Group	Modifications
	Pg2 para 6	Note the comment and ensure that the name and date of the document is clearly listed in the NP. Make sure the references are clear.	Amend pg 40 and 45 to read: Re-word to read: Historic Environment Character Assessment, Stone Environs, July 2009 by Staffordshire County Council.
	Pg 2 Para 7	Check local plan for archaeology policy, and ensure it is covered. If not create a new policy.	Archaeology is dealt with through the PfSB Pt1 Policy N9 Historic Environment and NPPF so not additional policy required.
	Pg 3 para 2	Note the suggested amendment and make.	Pg 10: Replace: 'Further character areas' with 'Landscape Character Types'.
	Pg3 para 3	Note the comment and include a simple sentence amendment of 'there is an extensive network of ProW in the Neighbourhood Area and these would need to be considered by developers' in the rationale of the design section.	Add to para 1 on pg 40: ', for example there is an extensive network of Public Rights of Way in the Neighbourhood area and these would need to be considered by developers.'
	Pg3 para 4 & 5	Compare the details given in the two paragraphs and compare with the existing text and up date where appropriate.	Pg 21 Insert new sentence after 2013-2014 to read: The latest set of passenger figures recorded 127,608 in 2016/17 which is up 17% on the previous year.
	Pg3	Note the update comments. No amendments required.	No Modifications Required
Strategic Property Unit SCC		All LGS have been through a rigorous consultation process and tested against the NPPF. The LGS does meet the criteria in the NPPF and development would extinguish the community use. No modification.	No Modifications Required
The Coal Authority		Note the representations with no modification required.	No Modifications Required
Historic England		Note the comments and email HE to point out that they responded to the LPA and not the QB. Note the comments about the archeology and add the sentence about the town being medieval in origin as part of the rationale. Additional policy is not required as the NPPF and the Local Plan plan positively for these.	On page 12, amend para 3 to read: 'The subsequent development of Stone as a Medieval planned town must have had its origins in the...'
Stafford Borough Council	General	Note the representations with no modification required.	No Modifications Required
	Pg 2	The format style has been chosen by Stone Town Council.	No Modifications Required
	Background	Make the amendment	Insert the word 'June' before 2014

Consultee	Comment from Consultee	Comments from Neighbourhood Plan Steering Group	Modifications
	The Neighbourhood Area	Note the representations with no modification required, it is inaccurate to refer to as Neighbourhood Plan Area.	No Modifications Required
	Page 5	Note the comment and amend to read 'Neighbourhood Plan must be subject to a vote by residents of the Neighbourhood Area'	Re-word sentence to: 'Neighbourhood Plan must be subject to a vote by residents of the Neighbourhood Area'
	Page 9	Note the representations the text is considered clear with no modification required.	No Modifications Required
	Pages 10 to 35	Note the representations with no modification required. It is best to include the evidence to make sure the plan is supported appropriately.	No Modifications Required
	Page 22	Contributions should be dealt with through the Local Plan. No amendments required.	No Modifications Required
	Page 36	Note the comment all of the aims are dealt with through policies. In the basic conditions map the aims of the plan to the policies. These have all been met and checked. No amendment necessary.	No Modifications Required
	Pages 38 to 40	Note the comment and cross reference to the Housing rationale section to ensure we make clear how growth is planned for. No change to make site allocations the Neighbourhood Plan does not need to make these. Considered the other comments and no amendments necessary D&A statements are referred to in Policy H2. The Housing Need is based on the evidence from Stafford Borough, the policy does not seek to set a proportion. Amend the policy to remove final sentence 'House types should include semi-detached and terraced housing'.	Amend policy H1 to remove final sentence: House types should include semi-detached and terraced housing.
	Policy H2	Check the points and amend if necessary.	Check the policy against N1 of the PfSB Pt1 and amend if necessary.

Consultee	Comment from Consultee	Comments from Neighbourhood Plan Steering Group	Modifications
	Pages 41 to 42	<p>Policy BE1: Note the comments and in the wording of the policy emphasise small scale and add a sentence on significant adverse impact on residential amenity in the second bullet point of the policy. Policy BE2 Note the comments and add into the second bullet point of the policy that this includes food and drink; cultural and community facilities. Add into the rationale and evidence about the NPPF test. Check there is no duplication with Local Plan Policy and amend accordingly.</p>	<p>Replace first sentence of BE1 to read: 'Neighbourhood Plan must be subject to a vote by residents of the Neighbourhood Area'. BE2: Replace policy with re-worded version: New development within the town centre must maintain or enhance its vitality and viability. This includes retail uses and other uses suitable to the town centre, including food and drink and cultural, leisure and community facilities.</p> <p>Proposals for residential use will be considered for approval for upper floors, but not at ground floor level within retail frontages on High Street.</p> <p>All ground uses must retain a shop frontage to the High Street.</p>
	Comments on Policy CAF1	<p>Note the comments, re-draft the policy to ensure the green space masterplan is made, which makes clear the range of provision. Re-wording could include 'housing development over 10 new units, must include a greenspace masterplan...' also include that the contributions must be made within the neighbourhood area, or within the site.</p>	<p>Replace entire policy (excluding the title) with:</p> <p>New residential development of over 10 units must be supported through either direct provision or contributions towards play, sports and recreational facilities.</p> <p>To avoid fragmented provision, where facilities are being provided directly, they must be in accordance with a wider masterplan for play, sports and recreational facilities and this must be submitted with any planning application. Such facilities must be provided within the neighbourhood area.</p>

Consultee	Comment from Consultee	Comments from Neighbourhood Plan Steering Group	Modifications
	Comments on Policy CAF2	Note the comments. Re-word policy to reflect the comments.	Re-word policy to: Development proposals must preserve or enhance Stone's green spaces and environmental assets, including trees and hedgerows. Where appropriate, Section 106 or CIL contributions may be used to improve access to green spaces and infrastructure, to enable development.
	Comments on Policy CAF3	Note the comments, add the map; make amendment to read 'local green spaces' not open in the 4th para last sentence.	Reword first sentence to: New development must preserve or enhance significant local views within the built and natural environment of Stone, as shown on Map (insert ref). These are: Also change to Local Green Spaces in para 4.
	Comments on Policy CAF4	Note the comments, edit the policy to delete part of the second sentence to make clearer. Delete the last sentence on the bottom of page 45. Rename the heading on page 26 to 'Green Space' and The section called 'Local Green Space Designation' should be moved to immediately before the vision and aims and ensure it has a big title and ensure that it makes ref to appendix E and F. Changes to Appendices: A Remain; B remain; C remain; D will become 'Community facilities which inc bottom section of pg 53 and table 4; E is all of the top section of page 53 and the 3 LGS tables in E; Appendix F remains; Appendix G remains. Make sure that you inc the correct references to the new structure throughout the document.	In policy CAF4 Delete 'allocated in this plan'. And make the amendments listed.
	Appendix D	Dealt with through amendments above.	No Modifications Required
	Appendix D	The Local Plan Policies are generalised and do not specifically address the community value of these sites. Furthermore the local plan stated that LGS designations	No Modifications Required

Consultee	Comment from Consultee	Comments from Neighbourhood Plan Steering Group	Modifications
		should be made through Neighbourhood Plans.	

Appendix 6 - General Public Questionnaire

Stone Neighbourhood Plan

Public Consultation on the Draft Plan

12:00 noon 19th June 2018
to 12:00 noon 31st July 2018



Response Form

This pre-submission consultation is a continuation of the consultation to date, which has led to the current draft Neighbourhood Plan. We want to hear from you, please give your views on any of the policies in the draft Plan and any other comments you would like to make.

It is very important to the process that you *(and any other members of your household or community aged 16 years or over)* indicate acceptance or otherwise of the Plan and if you wish changes to be made, to make those known to inform the final Plan to be sent for Examination.

The closing date for submissions is 12:00 noon on 31st July 2018

Name		Signature (paper copies) I confirm I am aged 16 years or over <input type="checkbox"/> (please tick box)
Address		
Organisation (where appropriate)		

Please note that without your contact details your views cannot be considered.

How the Information in this form will be used:

Information given on this form will be used to help prepare the final Stone Neighbourhood Development Plan for Examination. Please be aware that the forms will be shared with the Council's planning consultants and your comments, including personal details, may be made publicly available, for example, if a challenge is made regarding the validity of responses. The Council's privacy notice can be viewed on its website.

Further copies of this form and a 'Word' version for those preferring to type their response can be downloaded from the Stone Town Council website at www.stonetowncouncil.gov.uk. Please use this form for your comments as it will make the task of collating views so much easier. Please submit your response in one of the following ways:

- Email as an attachment to clerk@stonetowncouncil.gov.uk
- Post to 'Stone Neighbourhood Plan', Stone Town Council, 15 Station Road, Stone, Staffordshire ST15 8JP
- Hand deliver as a paper copy (*addressed to Stone Neighbourhood Plan*) to: Stone Town Council, 15 Station Road, Stone, Staffordshire ST15 8JP

Stone Neighbourhood Development Plan Regulation 14 Consultation

General Comments:

<p style="text-align: center;">I am generally in favour of the Plan</p> <p style="text-align: center;">Agree <input type="checkbox"/> Disagree <input type="checkbox"/></p>	<p style="text-align: center;">I would like to see changes to the Plan</p> <p style="text-align: center;">Agree <input type="checkbox"/> Disagree <input type="checkbox"/></p>
<p>Comments on the Plan overall:</p> 	

Specific Comments:

Policy Number		Do you agree? (delete as appropriate)	Comments/suggested changes – please be as clear and concise as possible
Housing	H1 Housing Tenures and Types	YES/NO	
	H2 Housing Design	YES/NO	
Business and Employment	BE1 Small Home Based Business	YES/NO	
	BE2 Stone Town Centre and Local Retailing	YES/NO	
Community Assets and Facilities	CAF1 Local Play, Sports and Recreational Facilities	YES/NO	
	CAF2 Green Infrastructure	YES/NO	
	CAF3 Protected Views and Vistas	YES/NO	
	CAF4 Local Green Space	YES/NO	

Appendix 7 - Comments from Public Consultees and Modifications Made

Note: ✓ = Agree ✗ = Disagree - = Not Entered

General Comments			Housing		Business & Employment		Community Assets & Facilities								Steering Group Comments	Agreed Action				
In Favour	Like Changes	Overall Comments	H1 Housing		H2 Housing Design		BE1 Small Home Based Businesses		BE2 Stone Town Centre & Local Retailing		CAF1 Local Play, Sports, and Recreational Facilities		CAF2 Green Infrastructure				CAF3 Protected Views and Vistas		CAF4 Local Green Spaces	
			Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments				Agree?/Comments		Agree?/Comments	
✓	✓	I would like to see an amendment to the plan to prevent any and all development in green belt areas and areas outside of the town boundary as defined in the Stone Neighbourhood Plan	✓		✓		✓		✓		✓		✓		✓		✓		Comments noted, national policy on green belt provides protection. Local Plan policy protects rural stone.	No Action
✓	X	I agree with the Plan. It is essential also to protect and not sell off any green spaces in and around the town	✓		✓		✓		✓		✓		✓		✓		✓		LGS will provide protection	No Action
✓	✓		✓		✓		✓		✓		✓	At present no changing rooms for football teams. Green space should be kept big enough for decent size football pitches	✓		✓		✓	Tilling Drive, Westbridge Park and Common Lane must be kept for sports	Comments noted, including a suggested community project of provision of new changing facilities.	No Action
✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		No Comment	No Action
✓	✓	Good	✓	More social housing	✓	In keeping with surroundings	✓	Encourage it	✓	What's happening with Co-op	✓	More for the young to do	✓	Look after green areas and retain	✓	All in favour with it being protected	✓	In favour	Comments noted	No Action
✓	X		✓		✓		✓		✓		✓		✓		✓		✓		No Comment	No Action
✓	X		✓		✓		✓		✓		✓		✓		✓		✓		No Comment	No Action
✓	X	I agree with the plan. It is essential also to protect and not sell off any green spaces in and around the town	✓		✓		✓		✓		✓	No green spaces whatsoever should be sold off to provide for this	✓	No green spaces whatsoever should be sold off to provide for this	✓		✓	No green spaces should be sold off	Comments Noted	No Action
X		See comments on response form																	Comments Noted, this included non-planning matters and issues raised that policies such as the LGS seek to address. Tilling Drive is a LGS.	No Action
✓	✓		✓		✓		✓		✓		✓		✓		✓		✓		No Comment	No Action
✓		See letter on file																	Comments Noted, ensure the LGS designation for Tilling drive includes the comments in the description included.	Check description for LGS to ensure covers points raised as further evidence of community value and use.
✓	X	I agree with the information overall. If the plan is in place before the proposed sale of Tilling Drive field so much the better	✓		✓		✓		✓		✓		✓		✓		✓		Comments Noted	No Action

General Comments			Housing		Business & Employment		Community Assets & Facilities				Steering Group Comments	Agreed Action
In Favour	Like Changes	Overall Comments	H1 Housing	H2 Housing Design	BE1 Small Home Based Businesses	BE2 Stone Town Centre & Local Retailing	CAF1 Local Play, Sports, and Recreational Facilities	CAF2 Green Infrastructure	CAF3 Protected Views and Vistas	CAF4 Local Green Spaces		
			Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments		
✓	✓	It is a very comprehensive plan but very difficult (especially when viewed on screen) to distinguish between statements of fact or observations and actual strategies and policies. I would like to see policies that priorities green spaces and protect them	— Already too many homes for the infrastructure of the town especially medical, schools, social services	—	✓ To be encouraged	✓ Need to protect High Street and to encourage local retailers. Too many empty properties	✓ Essential for the well-being of the population - particularly the young	✓ As Stone becomes increasingly over-built, essential to maintain green spaces	✓ As previous	✓ Absolute priority to maintain green space and sites such as Blackies Lane, Aston Lodge as an open area in an otherwise very congested built-up area	Comments Noted, Plan has to cater for growth.	Ensure all policies are clearly marked in green boxes.
✓	X	A coherent document describing the present day town and guiding future development	✓	✓	✓	✓	✓	✓	✓	✓	Comments noted	No Action
✓	X		✓	✓	✓	✓	✓	✓	✓	✓	Comments noted	No Action
✓	X		✓	✓	✓	✓	✓	✓	✓	✓	Comments noted	No Action
✓	X		✓	✓	✓	✓	✓	✓	✓	✓	Comments noted	No Action
—	✓	The plan does not make any reference to the proposed building of the HS2 railhead and the tremendous implications this will have on the area in respect of transport, housing, environment etc. HS2 will impact on the area both during construction and far into the future, how can the plan not reference your idea to mitigate its impact on the area	—	—	—	—	—	—	—	—	Comments Noted about no mention of HS2.	Make reference in the evidence section about HS2. into infrastructure and Environment section.
		See letter in file									Comments noted	No Action
✓	X	Good workable document; looking to the future whilst respecting past heritage. Excellent emphasis on the value of the environment and wildlife - I think one of Stone's best assets! NB Map 23 - Walton - new development (housing) still show as E employment . Page 19 - Westbridge Park - now (run) by Freedom Leisure. Page 20 - Groups - many groups pick litter and keep areas clean. Addition of 'Positive Plan for environment'; climate change, air pollution, plastic pollution	✓ Particularly social housing and single/small family homes. Use of derelict/infilling for building?	✓ Sustainable /eco homes. Walking and cycling routes and links to all areas of the town and outskirt estates. Totally agree	✓ Keep a Post Office - essential	✓ Better recycling with education signs - to encourage people on bins/recycling bins - Town centre/shops/streets need to be cleaner, recycled plastic benches etc	✓ And youth clubs/community play/games pitches	✓ Totally agree - more rewilding for biodiversity - even if need to educate residents that it is looking wild for a reason	✓ Agree - well-being and town identify 'feeling' of space essential for Stone and residents and visitors	✓ ALL TO BE PROTECTED. LGS40 Tilling Drive - not to be sold! Include statement - 'Lungs of the town' as traffic and therefore air pollution has increased over the years	Comments noted, see actions.	Check pg 19 Westbridge Park Leisure Centre is now run by a not for profit organisation. Pg 20 decide on adding 'many community groups pick litter'. Add in policy H2 next too innovative design solutions would be welcomed, especially where incorporating higher environmental performance designs.
✓	X		✓	✓	✓	✓	✓	✓ More football pitches for multi-use ie for rugby. Introduction of workable cycling and walking paths	✓	✓ I completely agree that keeping local green spaces are paramount to peoples health and well being	Comments noted	No Action
✓	✓	See letter in file	✓	—	—	—	—	—	—	X	Comments Noted: LGS has been through a rigorous consultation process and tested against the NPPF. The NP caters adequately for housing supply.	Check that Nichols Lane is not in the Green Belt, Checked at meeting.

General Comments			Housing		Business & Employment			Community Assets & Facilities				Steering Group Comments	Agreed Action								
In Favour	Like Changes	Overall Comments	H1 Housing		H2 Housing Design		BE1 Small Home Based Businesses		BE2 Stone Town Centre & Local Retailing		CAF1 Local Play, Sports, and Recreational Facilities			CAF2 Green Infrastructure		CAF3 Protected Views and Vistas		CAF4 Local Green Spaces			
			Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments				Agree?/Comments		Agree?/Comments				
—	—	Thank you to all who are continuing to put effort into this plan which will be to the benefit of Stone residents in years to come. There appears to be a future looming problem with increased traffic approaching the Walton roundabout from new build developments which needs urgent attention. The traffic arriving into Stone on the A520 stretches into the Moddershall Valley at peak morning time. Traffic congestion greatly contributes to the inefficiency of business and damage to the environment	✓	I agree for social housing ideally built on Council owned land as a possibility of minimising build cost. Also housing allowing for the aging 4 bed detached house owners to relocate	✓	Design and quality of build and space layout are important aspects for the occupiers, for the future years and changing circumstance of health and climate	✓		✓	I should like to see greater control from the Planning Committee in the regulation of facades and signage. Also compulsory purchase of empty units and the re-development of the High Street front and rear	✓	The new swimming pool at Westbridge Park is a missed opportunity for the population. I understand it offers no larger capacity than Alleyne's and has no small pool for infants. Alleyne's pool and playing fields should be secured for ongoing use	✓	I should like the Council to have a strategy for Stone to be a 'green' town, favouring electric vehicles by installing many charging points in car parks that will encourage visitors to visit and shop	✓		✓	As a keen walker and lover of the countryside I am strongly in favour of the protection of the town perimeter with respect to the Moddershall Valley, Coppice Wood and protection of the natural green space of the Nicholls Lane field as part of the setting of the Moddershall Valley	Comments noted	Add a point into policy H2 on electrical car charging points.	
		See email in file																	Comments noted	No Action	
		See email in file																	Comments noted	No Action	
		See email in file																	Comments noted	No Action	
✓	—	Broadly in favour of the plan	✓		✓		✓		✓	Concerns that out of town centre retail/commercial development has gone ahead in the past, even when there were suitable sites in the town centre (such as the Marks and Spencer on Westbridge Park when there was an empty site in the old Co-op building) and hope that the Neighbourhood Plan could prevent this in the future	✓		✓	The proposed residential development on Blackie's Lane, which is shortly to go to appeal, seems to contravene this policy as it is taking away valuable green space in this locality without providing any alternatives	✓	Views from housing estates to areas of open space outside of the town boundary are equally important, as the views within Stone listed in this policy and should also be protected	✓	We are concerned about the appeal regarding proposed development on LG534 Saddlet Avenue, as this clearly goes against policy CA4 which states that such Local Green Spaces must not be developed, except in exceptional circumstances. We do not believe there to be any exceptional circumstances here and that the development will compromise (totally destroy) the open quality and community value of this space and hope that the Town Council continue to strongly oppose this application	Comments noted, the plan has to be really selective on views.	No Action	
		See email in file																	Comments noted	No Action	
✓	X	A very thorough document	—		—		—		—		—		—		—			✓	With regard to Nicholls Lane field. The decision by the planning inspector was very clear and should be the end of the matter	Comments noted	No Action
✓	X	There appears to be a future looming problem with increased traffic approaching the Walton roundabout from new build developments which needs attention. The traffic arriving into Stone on the A520 stretches into the Moddershall Valley at peak morning time. Traffic congestion greatly contributes to the inefficiency of business and damage to the environment	✓	I agree for social housing ideally built on Council owned land as a possibility of minimising build cost. Also retirement housing/apartments allowing the aging detached house owners to relocate	✓	Design and quality of build and space layout are important aspects for the occupiers, for the future years and changing circumstance of health and climate	—		✓	I should like to see greater control from the Planning Committee in the regulation of facades and signage. Also compulsory purchase of empty units and the re-development of the High Street front and rear	✓	Alleyne's pool and playing fields and Westbridge Park playing field should be secured for ongoing use	✓	I should like the Council to have a strategy for Stone that will encourage visitors to visit and shop	✓		✓	I am strongly in favour of the protection of the town perimeter with respect to the Moddershall Valley, Coppice Wood and protection of the natural green space of the Nicholls Lane field as part of the setting of the Moddershall Valley	Comments noted	No Action	
		See email in file																	Comments noted	No Action	

General Comments			Housing		Business & Employment		Community Assets & Facilities				Steering Group Comments	Agreed Action								
In Favour	Like Changes	Overall Comments	H1 Housing	H2 Housing Design	BE1 Small Home Based Businesses	BE2 Stone Town Centre & Local Retailing	CAF1 Local Play, Sports, and Recreational Facilities	CAF2 Green Infrastructure	CAF3 Protected Views and Vistas	CAF4 Local Green Spaces										
			Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments										
✓	X	I am very much in favour of all the ideas in the Neighbourhood Plan. I particular like all the work done in trying to protect our ever decreasing open green spaces from development and the policies regarding the High Street	✓		✓		✓	Need to develop into touristy type of place sooner than traditional retailing	✓	I object most strongly the use of designated sports fields and other spaces for development	✓	The pace of development does not match the improvements in infrastructures with doctors, schools and transport all suffering	✓	The threat to our green space currently used for recreation, sport and leisure must be prevented and I fully support all the local green spaces designated	✓	In particular what is left of Westbridge Park, all Tilling Drive and all Saddler Avenue	Comments noted	No Action		
✓	X	An excellent plan, just needs updating to better reflect current situation with some of asset descriptions. Also consider changing the boundary marking the local green space around Walton Common	✓		✓		✓		✓	Stafford Borough acknowledges the shortage of recreational facilities in Stone and what areas remain must be fully protected from development and new spaces for play, sports and recreation be found eg expansion of Walton Common to form a sport hub	✓	The shortage of green infrastructure is due to over development and much more needs to be done to preserve these spaces and expand Stone to include new protected green spaces with easy access to the Stone public	✓	I note the destruction of heritage setting by the new Marks and Spencer building built in front of the Grade 2 listed building adjacent to the conservation zone. It is a good idea to protect others	✓	I fully support all the proposed designated local green spaces especially those currently under threat, namely Tilling Drive, Saddler Avenue space and Westbridge Park	Comments noted	No Action		
		See email in file															Comments noted	No Action		
		See email in file															Comments noted	No Action		
✓	X	It is pleasing that the Town Council have given a great deal of thought in ensuring that certain areas of the town are identified as being of benefit to the people for recreation and open space	✓	More affordable houses are required to meet the need of the young population	✓	Due to an ageing population I feel that we need more apartments/bungalows in the area where possible	✓		✓	The need to have a vibrant High Street is essential	✓	Due to the influx of people in recent years the availability of recreation facilities will be very important	✓	The retention of a green infrastructure is to the benefit of all the population of Stone	✓		✓	I am particularly concerned about the Nicholls Lane field. This field has been used for many years by local children. It would be ideal if it could be designated as LOCAL GREEN SPACE	Comments noted	No Action
✓	✓	I support the plan in every way bar one. The reference to children's play facilities 'that Westbridge Park should be the natural location for such investment' is incorrect. Tilling Drive Recreation Park is being sold to pay for these facilities. Tilling Drive Recreation Park must not be sold. What about the children from the Walton area? Where do they play once Tilling Drive is sold by Stafford Borough Council. Children's facilities are needed all through the town not just one place. The town is growing and needs more localised play areas not centralised ones. See SA3 and SA6 re; well being CAF1,2&4	X	More social housing required	X	More affordable housing required	✓		X	Marks and Spencers should not have been given permission to build. Evidence of Stafford Borough Council incompetence	X	CAF1 not complied with. See below CAF2	X	Tilling Drive is the local green space for the children of the new Millars Reach development. Stafford Borough Council are trying to sell it. Where will the children play?	✓		X	Retain Tilling Drive as it currently is. Stafford Borough Council want to sell it during this consultation. It must not be sold. SA3	Comments noted	No Action
✓	X	Thorough	✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action
✓	X		✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action
		See email in file																Comments noted	No Action	
✓	X		✓		✓		✓		✓	However, I am concerned about the demise of the High Street which requires investment to be encouraged and incentivized	✓		✓		✓		✓	Having been a resident for 26 years and responsible dog walker, I would like to emphasize the importance of local green spaces for all to enjoy and in particular LGS34 Saddler Avenue	Comments noted	No Action
✓	X	Well thought out	✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action

General Comments			Housing				Business & Employment				Community Assets & Facilities								Steering Group Comments	Agreed Action
In Favour	Like Changes	Overall Comments	H1 Housing		H2 Housing Design		BE1 Small Home Based Businesses		BE2 Stone Town Centre & Local Retailing		CAF1 Local Play, Sports, and Recreational Facilities		CAF2 Green Infrastructure		CAF3 Protected Views and Vistas		CAF4 Local Green Spaces			
			Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments			
✓	—	Generally a good idea as the development of Stone needs to be closely monitored and the small town atmosphere protected	—		—		—		—		—		—		—		✓	Space adjacent to Newcastle Road allotments should be maintained as the last green link between the canal and thus an extension of the allotments	Comments noted, LGS was removed because it has an active planning permission.	
		See email in file																	Comments noted	No Action

General Comments			Housing		Business & Employment		Community Assets & Facilities				Steering Group Comments	Agreed Action			
In Favour	Like Changes	Overall Comments	H1 Housing	H2 Housing Design	BE1 Small Home Based Businesses	BE2 Stone Town Centre & Local Retailing	CAF1 Local Play, Sports, and Recreational Facilities	CAF2 Green Infrastructure	CAF3 Protected Views and Vistas	CAF4 Local Green Spaces					
			Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments					
✓	X	Appears to take into consider the needs of the town population, particularly in favour of the consideration of local green spaces which must be protected given the rapidly increasing population of the town and the ever increasing housing developments, shops, industrial infrastructure such as Jaguar Land Rover which are being built	✓	✓	✓	✓	✓	✓	✓	✓	I refer below but I am pleased to note the designation of LGS34 Saddler Avenue as a designated local green space. The view when entering and leaving Aston Lodge Park estate across this piece of land, by virtue of this local green space being designated would also be protected as a side effect of this. This view, as referenced below, is a most pleasing view when entering and leaving the estate, indeed when I first drove into the estate some 10 years ago I was very surprised at how rural the estate seemed given the large size of the estate	✓	I am particularly pleased to note the designation of LGS34 Saddler Avenue as a local green space and the fact the Council has rightly recognised this important piece of land as a local green space. This small piece of land is of significant importance to those living on Aston Lodge and is held in high regard. It is fairly unique in Stone in that it is essentially a 'wild' green space, it looks pleasing when entering and leaving the estate given the size of what is a large housing estate in that it provides a very pleasant countryside vista. It provides a haven for wildlife, there are a wealth of butterflies and insects, I have seen tawny owls, barn owl and red kites in the vicinity of the area. Perhaps most importantly, the site is well used by those living on the estate, it is frequently used by the local dog walkers on a very regular basis, there is almost always someone walking their dog on this piece of land. It is a wonderful area for children to play as its safe and interesting, being different from a 'normal' playground eg my 3 year old daughter finds it an interesting area to play and explore, very handy when being so local to a huge housing estate. It's a good area for walking when taking on some of the footpaths around the estate which then traverse the green space. Having this area protected as a local green space can only be a positive aspect for the local community	Comments noted	No Action

General Comments			Housing		Business & Employment				Community Assets & Facilities				Steering Group Comments	Agreed Action						
In Favour	Like Changes	Overall Comments	H1 Housing	H2 Housing Design	BE1 Small Home Based Businesses	BE2 Stone Town Centre & Local Retailing	CAF1 Local Play, Sports, and Recreational Facilities	CAF2 Green Infrastructure	CAF3 Protected Views and Vistas	CAF4 Local Green Spaces										
			Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments										
✓	—	I thought the plan presented a strong, well thought out and carefully considered recommendations to enable growth whilst developing and maintaining the identify that makes Stone such a pleasant place to live	✓		✓		✓		✓		✓		Comments noted	No Action						
✓	—	I thought the plan presented a strong, well thought out and carefully considered recommendations to enable growth whilst developing and maintaining the identify that makes Stone such a pleasant place to live	✓		✓		✓		✓		✓		Comments noted	No Action						
✓	✓	See response form	✓		✓		✓		✓		✓		Comments noted, representations could be made through the new local plan about amendments to the settlement boundary.	No Action						
✓	✓	I support the plan in every way bar one. The reference to children's play facilities 'that Westbridge Park should be the natural location for such investment' is incorrect. Tilling Drive Recreation Park is being sold to pay for these facilities. Tilling Drive Recreation Park must not be sold. What about the children from the Walton area. Where do they play once Tilling Drive is sold by Stafford Borough Council. Children's facilities are needed all through the town not just one place. The town is growing and needs more localised play areas not centralised ones. See SA3 and SA6 re; wellbeing. CAF1,2 &4	X	More social housing required	X	More affordable housing required	✓		X	CAF1 not complied with. See below CAF2	X	Tilling Drive is the local green space for the children of the new Millers Reach development. Stafford Borough Council are trying to sell it. Where will the children play?	✓	X	Retain Tilling Drive as it currently is. Stafford Borough Council want to sell it during this consultation. It must not be sold. SA3	Comments noted	No Action			
✓	—	The plan shows plenty of attention to detail and attempts to find a balance between the changes needed for a small town to thrive whilst maintaining its individual character. My main concern is that this draft plan was drawn up before some alterations were imposed externally. Page 46 states that 'Commercial development on Westbridge Park land or river flood plain should not go ahead; M&S/supermarket developments outside the town centre should be stopped'. On two occasions independent government inspectors agreed with this. I appreciated that the development has gone ahead and nothing can be done about it. I hope the Neighbourhood Plan of the future would fit in more with the wishes of Stone residents.	✓	Housing should reflect changes in demographics. More first time homes and elderly accommodation at higher density to prevent sprawl.	✓	Have speed bumps as standard in residential areas. 20mph speed limits. Make sure that housing design is imaginative and eco friendly. Opportunities for self build perhaps?	✓	Fine as long as each business does not generate visitor parking problems.	✓	Active encouragement of town centre developments. Even out of centre developments will have an enormous impact on the High Street. Be pro-active in seeing future trends to avoid a hiatus in retailing. I bring to mind the loss of a Post Office and supermarket. (See Page 53 ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community). Stone has little hotel accommodation. The Crown Hotel should be seen as the cornerstone in any revival of the High Street. The branding of Stone as 'Canal Town' opens up the prospect of tourist related retailing. The Crown Wharf plan is a welcome boost to the town centre. Heritage signs are to be encouraged. Also maintain safe pedestrianisation of the High Street with fixed bollards.	✓	New facilities are welcomed but we should not use up open space for short term financial gains. Open space is very flexible fitting in with sustainability objectives. Note: Following discussion at the General Purposes Committee on 22nd May 2018, the Town Council wrote to Stafford Borough Council expressing their dissatisfaction at the proposed sale of part of Tilling Drive Playing Field, a dissatisfaction which is also clearly evident from the strong objections of the residents of that local area.	✓	Encourage cycleways. Make sure the green corridor through Stone is not weakened any further. LG45 description mentions wrought iron gates at the pedestrian entrance of Westbridge Park, they are outside of the green line on map. Although 3 tennis courts are mentioned in reality they have disappeared under the retail development in Westberidge Park.	✓	Needs plenty of vigilance here. Some have already disappeared or been diminished: Page 45 from Westbridge Park to The Moorings and tower of the Church of St. Michael's.	✓	Outdated and confusing maps: Page 86 has a map that shows Westbridge Park (including the new retail site) as being outside the settlement boundary, whereas Map 10 Page 33 includes Marks and Spencer development as an urban area (light brown shading). Rather inconsistent approach.	Comments noted, Speedbumps are a matter for Highways and can not be dealt with through Neighbourhood Plan Policy. The Maps are taken from Stafford Borough Documents.	No Action

General Comments			Housing		Business & Employment				Community Assets & Facilities				Steering Group Comments	Agreed Action						
In Favour	Like Changes	Overall Comments	H1 Housing	H2 Housing Design	BE1 Small Home Based Businesses	BE2 Stone Town Centre & Local Retailing	CAF1 Local Play, Sports, and Recreational Facilities	CAF2 Green Infrastructure	CAF3 Protected Views and Vistas	CAF4 Local Green Spaces										
			Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments										
✓	X	I feel that the plan is an excellent document and is essential to the prevention of unwelcome developments in Stone.	✓	There is clearly a requirement for smaller more affordable houses, while developers prefer building larger more profitable houses.	✓		✓	Not sure how important this really is.	✓		✓	Very important as at the moment there seem to be a lot of youngsters wandering aimlessly about.	✓		✓	The views of the town are one of the main things that attracted me some 20 years ago when I moved here.	✓	I feel that this is one of the most important policies to ensure the maintenance of the character of the town.	Comments noted	No Action
✓	✓	See response form & email																	Comments noted, the neighbourhood plan has to plan for growth, make amendments to Policy BE1. Noted about the suggested LGS this space was not identified in the audit as it did not fit the NPPF criteria, but consultee could make as a potential LGS through the Stafford Borough Council call for LGS.	BE1, bring out further the impact on neighbour amenity.
✓	✓	I feel that it is most important that all areas of Stone are maintained to the highest possible standards. Any future developments should be considered carefully for their affordability , practicality, aesthetic appeal and for the health and well-being of the entire community.	✓		✓	Where high concentration of properties, adequate provision for parking and vehicle access should be made.	✓	Ditto - parking and access.	✓	Provision for residents only parking if upper floors of shops be used for residential and cheaper parking options for short stays and incentives used.	✓	Allocating and protecting open space. Consider alternative ways of funding ie lottery, crowd funding, community ownership/support.	✓	Essential for health and well-being. Looking after our environment etc. Green space = Space to breath.	✓	Continue to maintain and enhance appeal of Stone to entice new visitors/business and give pride to residents of town.	✓	NO GREEN SPACE should be sacrificed to enable development of any kind or fund other activities either in full or in part.	Comments noted, policy H2 addresses parking design in new development.	No Action
✓	✓	As more and more land is consumed for residential and commercial purpose it is vital that all green spaces identified should be protected at all costs. It would be detrimental to the well-being of the residents of Stone if any was lost and extremely short sighted	✓	Most important to keep the next generation in Stone by providing properly affordable homes.	✓		✓		✓	Can incentives be offered to encourage new business into High Street - insist on empty premises being put to good use.	✓	Any future play/recreational facilities provided should be safe, secure and well maintained.	✓	What is good for the environment has got to be good for us. We need to protect it.	✓		✓	Vital for our health and well-being. No mention of Brandon Walk - Why? As well as providing access to Friars Avenue from Eccleshall Road - it has many mature trees and open grass land.	Comments noted	No Action
✓	X	Good balance - development and protection of green space.	✓		✓	Suggest that the specific focus on Character Area North/garden grabbing be de-emphasised. Appears inconsistent with the other more general policies.	✓	As noted, there appears to be potential conflict between Policy H2 and Policy BE1	✓		✓	Important to keep range of sites and facilities (Westbridge and Alleyne's Sports Centres) CAF1 needs to be background green.	✓		✓		✓	Essential that existing green space is protected by designating as local green space ,both within housing developments and on edge of town (eg Nicholls Lane).	Comments noted, Residential amenity will be added to policy BE1	BE1 Make changes to residential amenity.

General Comments			Housing		Business & Employment		Community Assets & Facilities				Steering Group Comments	Agreed Action
In Favour	Like Changes	Overall Comments	H1 Housing	H2 Housing Design	BE1 Small Home Based Businesses	BE2 Stone Town Centre & Local Retailing	CAF1 Local Play, Sports, and Recreational Facilities	CAF2 Green Infrastructure	CAF3 Protected Views and Vistas	CAF4 Local Green Spaces		
			Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments	Agree?/Comments		
—	—	I agree with the Stone Neighbourhood Plan	✓	✓ Particular attention needs to be paid to car parking on new developments as many cars are parked in the street and this makes driving through them difficult.	✓	✓ Retail development outside of the town centre must be resisted.	✓ It is essential that the play facilities are enhances in Westbridge Park for older children. For a relatively large town Stone does not have play facilities that keep older children engaged.	✓	✓	✓ All local green space is valuable to the local community. There is particular pressure to develop on LGS34 Saddler Avenue which must be resisted. The space is of great significance and value to the Aston Lodge residents. I am not in favour of any development on any existing green space including Tilling Drive.	Comments noted	No Action
		See email in file									Comments noted	No Action
✓	—		✓	✓	✓	✓ Stone town centre is improving both for shopping as well as pubs and dining. We should do more to celebrate the successful businesses and ambience. The town needs more national retailers to keep people in the area rather than losing them to Stafford or Stoke. Can the old Co-op property be taken by a value retailer such as B & M, which is part of a rounded retail landscape. Trentham Gardens is overwhelmed with visitors... we need to attract more of those people off the A34 and into Stone. Improved signage and marketing is crucial.	✓	✓	X Please add the view/vista from Saddlers Avenue, Aston Lodge, up towards the fields and woodlands. This is invaluable to the well-being of Aston Lodge residents who have very few open spaces and vistas to enjoy.	✓ LGS34 off Saddler Avenue is vital to the population of Aston Lodge. We live on a densely populated estate with nearly double the recommended number of dwellings per hectare. We need every bit of open space we have and this site provides us all with a glimpse of nature. I sincerely hope this plan gets accepted.	Comments noted, the plan has to be really selective on views.	No Action
		See email in file	—	—	—	—	—	—	—	—	Comments noted, this is an objection to a planning application. The LGS that this relates to has been removed as a planning permission has now been granted.	No Action

General Comments			Housing		Business & Employment				Community Assets & Facilities						Steering Group Comments	Agreed Action				
In Favour	Like Changes	Overall Comments	H1 Housing		H2 Housing Design		BE1 Small Home Based Businesses		BE2 Stone Town Centre & Local Retailing		CAF1 Local Play, Sports, and Recreational Facilities		CAF2 Green Infrastructure				CAF3 Protected Views and Vistas		CAF4 Local Green Spaces	
			Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments				Agree?/Comments		Agree?/Comments	
✓	✓	The plan makes reference to easing traffic congestion, increased free parking, access to town centre and pedestrian safety. Getting rid of splinter island and putting crossings back as they were would help considerably. Morrisons is an ideal free town centre car park, but is cut off by fear of being 'trapped' at times for up to 30 minutes! Also, it is a lot of hassle to walk all round via crossings - much easier to jay-walk across dual carriageway! Right hand lane past Morrisons is often gridlocked with very little in left hand lane (except for 'pushers-in' who cause road rage). Traffic lights get out of sequence and often change after only 3 cars get through at splinter island! I have seen the High Street used as a 'return' after 4pm! Logically, allowing through traffic to use both lanes until after the High Street lights, then merge in turn, would increase throughput significantly. None of the problems were foreseen when island was built 'on a whim' and it will only get worse! Get rid of it!																Comments noted, some points are Highways related.	No Action	
✓	X		✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action
✓	X		✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action
✓	X		✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action
✓	X	In favour of keeping green spaces already too many houses being built in Stone. We do not have enough infrastructure to cope.	X		X		X		✓		✓		✓		✓		✓	Vital green space increases your exposure to good bacteria which will calm your immune system.	Comments noted	No Action
✓	—	I believe Stone Neighbourhood Plan has given due consideration to what is in the best interests of Stone and it's residents. Community engagement gave local people a voice in the decision making process. I am concerned about the total disregard shown by Stafford Borough Council in relation to certain recommendations, in particular community assets and facilities.	✓		✓		✓	Concern raised; recent actions by Stafford Borough Council suggests that decisions regarding building/development have been made that are not identified on the Stone Neighbourhood Plan. I am referring specifically to recreational land on Tilling Drive.	✓		✓	This part of the plan is critical in safeguarding and improving the local environmental and recreational resources of the town for the benefit of all residents across the whole of the designated area.	✓	The Natural Environment White Paper 2011 highlights the importance of green spaces to the health and well-being of local people.	✓	The Neighbourhood Plan has identified local green spaces of significant value in consultation with Stone residents. These recommendations should not be overruled by Stafford Borough Council.	✓		Comments noted	No Action
✓	—	The key word is 'neighbourhood'. Decisions made about the locality influenced by local people. Not to be overruled by Stafford Borough Council	✓		✓		✓		✓		✓	This is about physical and mental health for all people, young and old.	✓	Protecting green spaces gives everyone a wealth of opportunities to pursue a variety of interests not just football. The consultation that has taken place has been a valuable process and should be respected as such, recent actions taken by Stafford Borough Council suggest otherwise.	✓		✓		Comments noted	No Action

General Comments			Housing		Business & Employment				Community Assets & Facilities						Steering Group Comments	Agreed Action				
In Favour	Like Changes	Overall Comments	H1 Housing		H2 Housing Design		BE1 Small Home Based Businesses		BE2 Stone Town Centre & Local Retailing		CAF1 Local Play, Sports, and Recreational Facilities		CAF2 Green Infrastructure				CAF3 Protected Views and Vistas		CAF4 Local Green Spaces	
			Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments				Agree?/Comments		Agree?/Comments	
✓	✓	I am impressed with the thoroughness of the plan and the policies relating to the protection of green space and bio-diversity	✓		✓		✓		✓		✓		✓		✓	I would like the view from Saddler Avenue up the hill towards the farm at the top of Blackies Lane to be added to the list of protected views. This view is very important to local residents.	✓	I strongly agree with the policy of retaining and providing local green space. LGS34 is of particular importance to the residents of Aston Lodge Park.	Comments noted, the plan has to be really selective on views.	No Action
		See email in file																	Comments noted, the suggested LGS has a planning permission which disqualifies it from a LGS designation.	No Action
✓	X	A thorough and excellent document	✓		✓		✓		✓		✓		✓		✓		✓		Comments noted	No Action
✓	✓	A lot of work has gone into preparing this document - thanks go to all those involved.	—		—		—		—		—		X	Change wording - replace desirable with essential.	X	The current proposal only covers the town centre and is too narrow. The policy needs to be broadened to encompass the whole of Stone including Walton. The gateways when entering Stone from the West along the B5026 (Eccleshall Road) and from the South along the A34 should be included - both have important views of Stonepark Farm and the surrounding hills that enhance the feeling of the town of Stone being in a rural setting. These views should be recognised and protected.	X	Generally in full agreement but would like to see the roadside verge along the Eccleshall Road/Bankside included in LGS01 Bushberry . As stated in the text of LGS01 the verge is a tree lined amenity green space. It provides an attractive entrance to Stone with mature trees and needs protection. It is now even more important since the addition of nearly 600 new homes off the Eccleshall Road is extending our urban sprawl and eating into the surrounding countryside.	Comments noted, replace desirable to essential in policy CAF2, LGS suggestion of land that can not be included as it is part of the designated highway.	Re-word policy.
		See letter in file																	Comments noted, the growth strategy is primarily set out in the local plan. The suggested site allocation will not be included in the neighbourhood plan as this plan does not seek to make site allocations for housing. This site could be nominated through the Local Plan process.	No Action
✓	X	See response form																	Comments noted, the broadband could be included in non-planning	Add into the non-planning section about contacting service providers to support super fast broadband connection.

General Comments			Housing				Business & Employment				Community Assets & Facilities								Steering Group Comments	Agreed Action
In Favour	Like Changes	Overall Comments	H1 Housing		H2 Housing Design		BE1 Small Home Based Businesses		BE2 Stone Town Centre & Local Retailing		CAF1 Local Play, Sports, and Recreational Facilities		CAF2 Green Infrastructure		CAF3 Protected Views and Vistas		CAF4 Local Green Spaces			
			Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments		Agree?/Comments			
		See email in file																	Comments noted	No Action
✓	X		✓		✓		✓		✓		✓		✓		✓		✓	We would particularly like to re-affirm our support for the allocation of local green space designation to Nicholls Lane field, part of the historic and tranquil conservation area of the Moddershall Valley - to be enjoyed by us and generations to come.	Comments noted	No Action
✓	✓		✓		✓		✓		✓		✓		✓		✓		✓	Particularly in support of LGS34. It is a tranquil area full of wildlife where I walk and relax. It is away from houses and road traffic. Local dog walkers also use this area regularly.	Comments noted	No Action
✓	—		✓		✓		✓		✓		✓		✓		✓		✓	I particularly want to support LGS34 which is a tranquil area of land full of wildlife - it is where I walk and relax away from houses and road traffic.	Comments noted	No Action
✓	✓		✓		✓		✓		✓		✓		✓		✓		✓	I particularly support LGS34. I walk here often it is full of wildlife. It is a lovely tranquil spot to relax.	Comments noted	No Action
✓	X	This is an excellent piece of work that reflects the need of our local community. I am especially impressed with the recognition of the need for local green spaces and to protect them from unsympathetic development. I think this a well structured document and I approve of the content. Having lived in this locality for the last decade, I do believe it reflects many of the sentiments of local people that have never previously been documented in such a sensible and extensive way. A brilliant proposal that will safeguard Stone and ensure it is enjoyed by many future generations.	✓		✓		✓		✓		✓	I am especially pleased that areas of play and recreation have been identified and prioritised. This is important for the physical and mental health of all the residents.	✓		✓		✓	I think the recognition and the detail in the appendices of each proposed site is an indication of the thought and planning that has gone into this consultation.	Comments noted	No Action
		See email on file																	Comments noted	No Action
		See email on file																	Comments noted	No Action

Stone Neighbourhood Plan

Basic Conditions Statement

August 2018

Introduction

This is a 'Basic Conditions Statement', prepared to accompany the submission of the Stone Neighbourhood Plan. This plan is being submitted by Stone Town Council, the qualifying body.

The Neighbourhood Plan proposal contains policies relating to the use and development of land and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

The Neighbourhood Plan proposal states the period for which it is to have effect. This is a period until the end of 2033.

The Neighbourhood Plan proposal does not deal with excluded development (mineral extraction, waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

The Neighbourhood Plan proposal relates to the *Stone* Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that Neighbourhood Area.

The Neighbourhood Plan proposal meets the basic conditions set out in the Town and Country Planning Act 1990. This is covered in more detail in the next part of this statement.

The Basic Conditions

The Basic Conditions that Neighbourhood Plans must meet are as follows:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with the strategic policies in the development plan for the local area; and
- They must be compatible with EU obligations.

In order to consider the requirements to be compatible with EU obligations, two further basic conditions are set out in regulations. They are that a plan or order must not have a significant adverse effect on a European site or a European offshore marine site and where a Neighbourhood Development Order proposes certain types of development, an assessment of the effects of the order on the environment must be undertaken and its findings taken into account. These additional basic conditions do not apply to the Stone Neighbourhood Plan.

In addition, Neighbourhood Plans must be compatible with human rights law.

The outcome of the referendum on membership of the EU makes no immediate difference to the requirement on EU obligations, until such a time as Parliament passes relevant legislation.

Regard to National Policy

The Stone Neighbourhood Plan (SNP) has been prepared against the context of national policy, in particular the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

The central theme of the NPPF is the presumption in favour of sustainable development. Sustainable development is described as having three dimensions: economic, social and environmental.

NPPF Policy Areas

The NPPF has recently been revised (July 2018), and contains a number of policy areas. The following table details the policy areas that are most relevant to the SNP, against the SNP aims and policies.

NPPF Policy Area	SNP Aims	SNP Policies
Achieving sustainable development ...achieving sustainable development means that the planning system has three overarching objectives... ...an economic objective... ...a social objective... ...an environmental objective... ...these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework...	All aims apply.	The Plan has been developed to provide a vision, framework and policies to guide development in the town.
Delivering a sufficient supply of homes ...to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed... ...that the needs of groups with specific housing requirements are addressed...	Aim SA9	Policy H1 is designed to ensure that identified local housing needs are addressed, and Policy H2 is to ensure that new homes are built to high standards of design
Building a strong, competitive economy	Aim SA1	The Plan seeks to accommodate growth in a

Stone Neighbourhood Plan – Basic Conditions Statement

<p>...planning policies should...</p> <p>...set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth...</p>		<p>sensitive manner (Policies BE1 and BE2), address local housing needs across the Parish (Policy H1), while addressing local infrastructure and the local environment (Policies CAF1, CAF2, and CAF3).</p>
<p>Ensuring the vitality of town centres</p> <p>...planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation...</p>	<p>Aims SA1, SA2 and SA8</p>	<p>The Plan seeks to focus investment in Stone Town Centre (Policy BE2).</p>
<p>Promoting healthy and safe communities</p> <p>...planning policies and decisions should aim to achieve healthy, inclusive and safe places which...</p> <p>...promote social interaction...</p> <p>...are safe and accessible...</p> <p>...enable and support healthy lifestyles...</p>	<p>Aims SA3, SA6 and SA7</p>	<p>The plan seeks to improve a range of community and green infrastructure (Policies CAF1, CAF2 and CAF4).</p>
<p>Promoting sustainable transport</p> <p>...transport issues should be considered from the earliest stages of plan-making and development proposals, so that...</p> <p>...the potential impacts of development on transport can be assessed...</p> <p>...opportunities from existing and proposed transport infrastructure, and changing transport technology and usage, are realised...</p> <p>...opportunities to promote walking, cycling, and public transport use are identified and pursued...</p>	<p>Aims SA4 and SA5</p>	<p>The Plan seeks to promote sustainable means of movement (Policies BE1 and CAF2).</p>

Stone Neighbourhood Plan – Basic Conditions Statement

<p>...the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account...</p> <p>...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes...</p>		
<p>Making effective use of land</p> <p>...planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions...</p>	Aims SA1 and SA2	The Plan recognises the need to provide for growth in a sustainable manner (Policies H2, BE1, and BE2).
<p>Achieving well-designed places</p> <p>...plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable...</p> <p>...design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics...</p>	Aims SA2 and SA8	The Plan seeks to ensure that high standards of design are achieved that enhance the town's character (Policies H2, CAF2, and CAF3).
<p>Protecting Green Belt land</p> <p>...the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open...</p>	Aims SA1 and SA2	The plan seeks to focus growth and investment in the urban area (Policy BE1 and BE2).
<p>Meeting the challenge of climate change, flooding and coastal change</p> <p>...the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change...</p> <p>...it should help to shape places in ways that contribute to radical reductions in</p>	Aims SA2, SA3, SA4 and SA5	Collectively, the policies cater for growth and encourage a balanced mix of uses. At the same time, they address character and environmental quality. In addition, they address connectivity, which is essential for both domestic and

Stone Neighbourhood Plan – Basic Conditions Statement

<p>greenhouse gas emissions, minimise vulnerability and improve resilience...</p> <p>...encourage the reuse of existing resources, including the conversion of existing buildings, and support renewable and low carbon energy and associated infrastructure...</p>		<p>employment users.</p>
<p>Conserving and enhancing the natural environment</p> <p>...planning policies and decisions should contribute to and enhance the natural and local environment...</p>	<p>Aims SA3 and SA8</p>	<p>The plan seeks protect and enhance important local green infrastructure (Policy CAF2), and designates a range of Local Green Spaces (Policy CAF4).</p>
<p>Conserving and enhancing the historic environment</p> <p>...heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites...</p> <p>...plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets at risk through neglect, decay or other threats...</p>	<p>Aims SA1, SA2 and SA8</p>	<p>The plan seeks to conserve and enhance Stone's historic town centre (Policy CAF1), and protect important local views and vistas (Policy CAF3).</p>

Achievement of Sustainable Development

The National Planning Policy Framework incorporates a presumption in favour of sustainable development.

Para. 7 states that “the purpose of the planning system is to contribute to the achievement of sustainable development”, and “at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

Para. 8 states that “achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways”. These three objectives are:

- An economic objective;
- A social objective; and
- An environmental objective.

Para. 9 states that “these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework”, and that “planning policies and decisions should play an active role in guiding development towards sustainable solutions”.

Para. 10 states that “so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development” which is described in para. 11.

Para. 13 states that “the application of the presumption has implications for the way communities engage in neighbourhood planning”, and that “neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”.

Growth

The Stone Neighbourhood Plan delivers growth by:

- Focusing growth and investment towards Stone Town Centre (Policy BE2);
- Encouraging the growth of home based business (Policy BE1);
- Addressing identified local housing needs (Policy H1);
- Ensuring a high-quality, well designed environment, which is essential to attracting investment and population (Policies H2 and CAF3); and
- Protecting and enhancing the local environment (Policies CAF2, CAF3 and CAF4).

Sustainability

The Stone Neighbourhood Plan will address sustainability in various ways. The plan's growth strategy has three key aims:

Activity	Comment	Policy Ref.
Housing growth to cater for a growing and ageing population, whilst addressing local housing needs.	The supporting policy addresses the need for housing growth in a sustainable manner by addressing identified local needs.	Policies H1 and H2
Reinforcing Stone Town Centre's role as a place to visit, shop, and access high quality local services.	A range of town centre related issues are addressed.	Policies BE2, CAF1, and CAF3
Deliver new high quality green infrastructure, and preserve and enhance key local community and environmental assets.	A range of local environmental issues are addressed.	Policies CAF1, CAF2 and CAF4

General Conformity with Strategic Local Policy

The Neighbourhood Plan will be tested against adopted strategic local policies.

Strategic local policy is contained within:

- Plan for Stafford Borough Part 1 (June 2014); and
- Plan for Stafford Borough Part 2 (January 2017).

Strategic local policies relevant to the Stone Neighbourhood Plan are as follows:

Plan for Stafford Borough Part 1

- Spatial Principle 1 (SP1) – Presumption in Favour of Sustainable Development;
- Spatial Principle 3 (SP3) – Stafford Borough Sustainable Settlement Hierarchy;
- Spatial Principle 4 (SP4) – Stafford Borough Housing Growth Distribution;
- Spatial Principle 5 (SP5) – Stafford Borough Employment Growth Distribution;
- Spatial Principle 7 (SP7) – Supporting the Location of New Development;
- Policy Stone 1 – Stone Town;
- Policy Stone 2 – West and South of Stone;
- Policy E1 – Local Economy;
- Policy E6 – Tourism;
- Policy E7 – Canal Facilities and New Marinas;
- Policy E8 – Town, Local and Other Centres;
- Policy T1 – Transport;
- Policy C1 – Dwelling Types and Sizes;
- Policy C2 – Affordable Housing;
- Policy C3 – Specialist Housing;
- Policy C4 – Housing Conversions and Subdivisions;
- Policy C7 – Open Space, Sport and Recreation;
- Policy N1 – Design;
- Policy N2 – Climate Change;
- Policy N3 – Low Carbon Sources and Renewable Energy;
- Policy N4 – the Natural Environment and Green Infrastructure;
- Policy N8 – Landscape Character;
- Policy N9 – Historic Environment;

Plan for Stafford Borough Part 2

Policies SP1, SP3, SP4 and SP7 of Plan for Stafford Borough Part 1 are all referenced in Plan for Stafford Borough Part 2.

Other policies from Plan for Stafford Borough Part 2 relevant to the Stone Neighbourhood Plan are:

- Policy SB1 – Settlement Boundaries;
- Policy SB2 – Protected Social and Community Facilities;
- Policy SB3 – Stafford and Stone Protected Employment Areas;

These policies are considered in detail below.

Plan for Stafford Borough Part 1

Spatial Principle 1 (SP1) – Presumption in Favour of Sustainable Development

The Stone Neighbourhood Plan responds to Policy SP1 by providing for new homes that address identified local needs (Policy H1), encouraging the improvement and enhancement of natural assets and the local environment (Policies CAF1, CAF2, CAF3 and CAF4), and encouraging high-quality design (Policy H2).

Spatial Principle 3 (SP3) – Stafford Borough Sustainable Settlement Hierarchy

Stone is identified as a Market Town in Policy SP3, and the Stone Neighbourhood Plan responds to the policy by supporting growth and investment in the town centre (Policies BE1 and BE2).

Spatial Principle 4 (SP4) – Stafford Borough Housing Growth Distribution

The Stone Neighbourhood Plan responds to Policy SP4 by supporting growth and addressing identified local housing needs in a Market Town (Policies H1, BE1 and BE2).

Spatial Principle 5 (SP5) – Stafford Borough Employment Growth Distribution

The Stone Neighbourhood Plan responds to Policy SP5 by supporting growth and investment in a Market Town (Policies BE1 and BE2).

Spatial Principle 7 (SP7) – Supporting the Location of New Development

The Stone Neighbourhood Plan responds to Policy SP7 by supporting the provision of housing to address identified local needs in a Market Town (Policy H1), and encouraging growth and investment in Stone Town Centre (Policies BE1 and BE2).

Policy Stone 1 – Stone Town

The Stone Neighbourhood Plan in its entirety responds to Policy Stone 1.

Policy Stone 2 – West and South of Stone

The Stone Neighbourhood Plan responds to Policy Stone 2 by supporting the provision of housing to address identified local needs (Policy H1), and by encouraging high-quality design (Policy H2).

Policy E1 – Local Economy

The Stone Neighbourhood Plan responds to Policy E1 by encouraging the growth of home based businesses (Policy BE1), and by encouraging growth and investment in Stone Town Centre (Policy BE2).

Policy E6 - Tourism

The Stone Neighbourhood Plan responds to Policy E6 by encouraging growth and investment in Stone Town Centre (Policy BE2), and enhancements to access to open space, green infrastructure and the local environment (Policies BE2, CAF1, CAF2, CAF3 and CAF4).

Policy E7 – Canal Facilities and New Marinas

The Stone Neighbourhood Plan responds to Policy E7 by encouraging enhancements to the local green infrastructure network (Policy CAF2).

Policy E8 – Town, Local and Other Centres

The Stone Neighbourhood Plan responds to Policy E8 by supporting growth and investment in Stone Town Centre (Policy BE2).

Policy T1 – Transport

The Stone Neighbourhood Plan responds to Policy T1 by encouraging enhancements to access to open space, green infrastructure and upgrading footways (Policies CAF1 and CAF2), and encouraging home based businesses (Policy BE1).

Policy C1 – Dwelling Types and Sizes

The Stone Neighbourhood Plan responds to Policy C1 by requiring that planning applications for housing can demonstrate that dwelling types and sizes proposed are in line with identified local needs (Policy H1).

Policy C2 – Affordable Housing

The Stone Neighbourhood Plan responds to Policy C1 by requiring that planning applications for housing can demonstrate that dwelling types and sizes proposed are in line with identified local needs (Policy H1).

Policy C3 – Specialist Housing

The Stone Neighbourhood Plan responds to Policy C1 by requiring that planning applications for housing can demonstrate that dwelling types and sizes proposed are in line with identified local needs (Policy H1).

Policy C4 – Housing Conversions and Subdivision

The Stone Neighbourhood Plan responds to Policy C1 by requiring that planning applications for housing can demonstrate that dwelling types and sizes proposed are in line with identified local needs (Policy H1), and by requiring high-quality design (Policy H2)

Policy C7 – Open Space, Sport and Recreation

The Stone Neighbourhood Plan responds to Policy C7 by encouraging improvements and enhancements to local facilities, and the local environment, and designating Local Green Spaces (Policies CAF1, CAF2, CAF3 and CAF4).

Policy N1 – Design

The Stone Neighbourhood Plan responds to Policy N1 by requiring high-quality design (Policy H2), and enhancing local character and environment (Policies CAF2 and CAF3).

Policy N2 – Climate Change

The Stone Neighbourhood Plan responds to Policy N2 by requiring high-quality design (Policy H2), and by improving and enhancing the local environment (Policies CAF1, CAF2, and CAF4).

Policy N3 – Low Carbon Sources and Renewable Energy

The Stone Neighbourhood Plan responds to Policy N3 by encouraging the enhancement of the town's green infrastructure, which includes the River Trent corridor (Policy CAF2).

Policy N4 – the Natural Environment and Green Infrastructure

The Stone Neighbourhood Plan responds to Policy N4 by encouraging the improvement and enhancement of the natural environment (Policies CAF1, CAF2, CAF3 and CAF4).

Policy N8 – Landscape Character

The Stone Neighbourhood Plan responds to Policy N8 by requiring enhancements to the local natural environment (Policies CAF2, CAF3 and CAF4).

Policy N9 – Historic Environment

The Stone Neighbourhood Plan responds to Policy N9 by encouraging investment in Stone Town Centre (Policy BE2).

Plan for Stafford Borough Part 2***Policy SB1 – Settlement Boundaries***

The Stone Neighbourhood Plan responds to Policy SB1 by reaffirming the Stone Settlement Boundary.

Policy SB2 – Protected Social and Community Facilities

The Stone Neighbourhood Plan responds to Policy SB1 by reinforcing the role of Stone Town Centre (Policy BE2).

Compatible with EU Obligations

The Neighbourhood Plan was screened by Stafford Borough Council, and received a negative outcome, therefore Strategic Environmental Assessment was not required. An extract from the Screening Assessment can be found at Appendix 2.

There are no European sites within the Neighbourhood Area.

Human Rights

An Equalities Impact Assessment has been undertaken and is included at Appendix 1.

Appendix 1 – Equalities Impact Assessment

Legal Requirements

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not. Protected characteristics are defined in the Equality Act as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

An Equalities Impact Assessment is a systematic analysis of a policy or policies in order to scrutinise the potential for an adverse impact on a particular group or community, in particularly those with a protected characteristic.

An assessment has been made on whether the Stone Neighbourhood Plan has a positive, negative or neutral impact on each of the protected characteristics. If the impact is negative, this is given a high, medium or low assessment. The following table describes these:

Impact	Description
High	A significant potential impact, risk of exposure, history of complaints, no mitigating measures in place etc.
Medium	Some potential impact exists; some mitigating measures are in place, poor evidence.
Low	Almost no relevancy to the process, e.g. an area that is very much legislation-led.

Stone – General Population Characteristics

By age, Stone’s population is not dissimilar to the wider Stafford Borough.

Age	Sto.	Staff.
0-15	18.1%	16.5%
16-24	9.3%	11.0%
25-44	26%	23.3%
45-64	27.5%	28.0%
65-84	16%	19.0%
85+	3%	2.2%

By ethnic origin, the following table compares Stone to the wider Stafford Borough.

	Sto.	Staff.
White British	95.7%	92.6%
Other White	1.6%	0.9%
Other Ethnic Groups	2.7%	6.5%

There are no statistics available on other protected characteristics.

Aims and Policies of the Stone Neighbourhood Plan

The aims of the Stone Neighbourhood Plan are:

- SA1: Improve the economic viability of the High Street and the town centre by encouraging and incentivising new businesses, enabling local businesses to thrive and providing a diverse range of shopping and other services;
- SA2: Preserve and enhance the special character of the town, including the heritage assets of Stone by supporting initiatives to repair, refurbish and re-use historic buildings and to improve the quality of the environment;
- SA3: Identify and designate important areas of local green space and develop a green infrastructure strategy to protect and improve those areas;
- SA4: Support initiatives for the review of the town's transport and traffic needs, and support relevant actions to address those needs;
- SA5: Improve pedestrian and cycle links and accessibility within Stone and to surrounding destinations, particularly the canal and river meadows;
- SA6: Protect and improve leisure, cultural and sports facilities and improve community access to those facilities;
- SA7: Support initiatives for the enhancement of essential local community facilities, including medical and educational facilities as appropriate, ensuring that they are sustainable and fit for purpose;
- SA8: Ensure that new developments in Stone preserve and enhance the town's historic character and improve the quality of the natural and built environment;
- SA9: Ensure that new housing caters for a growing and ageing population, whilst addressing local housing needs.

The policies are:

Policy H1: Housing Tenures and Types
 Policy H2: Housing Design
 Policy BE1: Small Home Based Business
 Policy BE2: Stone Town Centre and Local Retailing
 Policy CAF1: Local Play, Sports and Recreational Facilities
 Policy CAF2: Green Infrastructure
 Policy CAF3: Protected Views and Vistas
 Policy CAF4: Local Green Space

Impact on Protected Characteristics

Age

The plan seeks to accommodate housing need and growth (Policy H1). This will help to ensure that housing provision caters for all ages, including younger people seeking housing for the first time, and older people looking to downsize by requiring that housing proposals properly address identified local needs.

Policy BE1 seeks to encourage the growth of home based businesses, which will help to create business and home-working opportunities for people of working age, and will help to create choice and opportunity for people who have restrictions on their mobility (including the young and the old) by improving access to home-based employment, to online goods and services and to facilities in walking distance.

Policy H2 requires good design, including for people of a range of mobilities.

The impact on all ages will be positive.

Disability

The needs of persons who are disabled or who have limited mobility are addressed in Policy H2, which seeks to create a well-designed and accessible environment.

Policy H1 requires new housing to meet local needs, Policies BE1 and BE2 will help to enable local employment, and Policies CAF1 and CAF2 will enable improvement to the local environment.

The impact on people with disabilities will be positive.

Maternity and Pregnancy

Key issues for women who are pregnant or who have young children are access to appropriate housing, flexible employment, and access to community facilities. Policies H1, BE1, and BE2 will all enable this.

The impact on pregnant women will be positive.

Race

Non-white ethnic groups are a very small proportion of the population of Stone.

For the most part, the plan will have an equal impact on the local population regardless of race. A public realm designed with safety in mind will minimise opportunities for hate crime (there is no evidence that this is a problem in Stone). Policy H2 seeks to create well designed development, which includes safety considerations.

The impact will be positive on people of all races.

Sex (Gender)

The Neighbourhood Plan contains no specific policies or proposals for any particular gender. The policies have been written to provide equal opportunity to both sexes in respect of the provision of development and access to facilities.

Neither sex is disadvantaged by any of the policies and proposals in the Neighbourhood Plan. Both sexes will benefit equally from the implementation of the Neighbourhood Plan. This includes men or women with prams or pushchairs.

The impact will be positive on both sexes.

Religion, Gender Re-assignment, Sexual orientation

Key issues for religious groups are discrimination relating to employment, housing and the provision of services, and their portrayal in the media.

Key issues for gender re-assigned people, gays and lesbians are personal relationships, transphobia and/or discrimination, and hate crime.

The Neighbourhood Plan does not and cannot directly address the social attitudes that are involved in these problems. However, it does seek to provide a built environment, that is open to all, with a safe public realm which all social groups can access and use equally.

The impact will be positive on all people, regardless of religion or LGBT plus status.

Conclusion

The Neighbourhood Plan provides a strategy for the development of the village, and a range of policies and proposals, which will result in positive benefits for many parts of the local community with protected characteristics: older people, young people and young children, disabled people and those with limited mobility, and maternity and pregnancy.

Whilst not explicitly addressing the needs of racial or religious groups, or transgender, gay or lesbian groups, or women, the Neighbourhood Plan does make equal provision for housing and seeks to provide community facilities which will benefit these groups equally. It also seeks to provide a safer environment, particularly a safer public realm.

Appendix 2 – SEA Screening Outcome

Extract from the Stone Neighbourhood Plan Screening Assessment, February 2018, Stafford Borough Council.

- 3.3. To decide whether the Plan might have significant environmental effects (stage 8), its potential scope should be assessed against the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004. The criteria from Schedule 1 of the Regulations are set out below.

1. The characteristics of plans and programmes, having regard, in particular, to

- the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
- the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
- the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
- environmental problems relevant to the plan or programme,
- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
- special natural characteristics or cultural heritage,
- exceeded environmental quality standards or limit values,
- intensive land-use,
- the effects on areas or landscapes which have a recognised national, Community or international protection status.

- 3.4. Appendix 1 and 2 apply the above criteria to measure any likely significance effects on the environment arising from the draft Stone NP.

SEA Screening Outcome

- 3.5. As a result of the assessment above, it is considered unlikely that any significant environmental effects will occur from the implementation of the Stone NP that were not considered and dealt with by the Sustainability Appraisal of the Plan for Stafford Borough (PFSB). As such the Stone NP does not require a full SEA to be undertaken.

Contact



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Members of the public are welcome to attend meetings of the Council and many of its committees and sub-committees both as observers and to make representations to the Council. Representations may take a number of forms, the processes for which are:

PROPOSALS RELATING TO THE WORK OF THE COUNCIL

Opportunity is offered at each ordinary Council meeting for residents to address the Council to make proposals regarding the Council's service policies, or to ask for the Council's support, in areas that are within its remit to act upon. Ordinary Council meetings occur monthly, except for January and May.

Residents who wish to contribute need to contact the Town Clerk (details below) to agree their agenda item at least ten working days before the meeting, to allow time for the item to be included within the agenda. Once presented at the meeting, an appropriate Member of the Council may respond immediately to points raised, or a written response may follow, perhaps after further consideration by one of the Council's committees or sub-committees. In any event, the item would not be debated on the day of the meeting.

A single presentation of up to ten minutes can be considered at each meeting. Where more than one resident wishes to speak, priority will normally be given on a "first come, first served" basis. The Council wishes to ensure coverage of the widest number of topics and to offer opportunities to the widest range of speakers so may need to vary this priority basis accordingly. In addition, presentations will not normally be accepted from either a single individual or on the same topic more than once within a six month period.

Written submissions are not accepted by the Council. Residents wishing to make their views known are asked to attend the meeting and present them verbally.

COMMENTS ON ITEMS ALREADY INCLUDED WITHIN AN AGENDA

Opportunity is offered at most ordinary meetings of the General Purposes Committee and its sub-committees and the Planning Committee for members of the public to raise issues directly related to items on the agenda.

Any member of the public wishing to speak at a meeting would need to inform the Clerk of the item they wished to speak on and the issues they wish to raise within the period between the publishing of an agenda and two working days before the meeting.

Up to two speakers can be accommodated at each meeting, each of which would be allowed up to five minutes to speak.

If more than two people indicate their wish to speak, priority will normally be given on a "first come, first served" basis, but the Council may need to vary this to ensure coverage of the widest number of topics and to offer opportunities to the widest range of speakers in the same way as for presentations to the Council above.

No response will be made or debate entered into at the time the public representation is made, as this opportunity will be available when the item is considered later on the agenda. Members of the public will not, however, be able to speak again when items are under formal consideration.

Only agenda items that are open to the public are available for public comment through this process.

Written submissions are not accepted. Residents wishing to make their views known are asked to attend the meeting and present them verbally.

PRESENTATION OF PETITIONS TO THE COUNCIL

Petitions which relate to issues within the Council's remit, and which contain the signatures, names and addresses of at least 100 residents from the Town Council area, may be formally presented by the organiser to the Town Mayor at any ordinary Council meeting.

An organiser wishing to present a petition would need to inform the Town Clerk (details below) at least ten working days before the meeting to allow time for the item to be included within the agenda.

The presenter of the petition will be permitted to speak for up to three minutes. No debate or discussion will take place at the time the petition is presented. The Mayor will accept it on behalf of the Council and pass it to the next available meeting of the appropriate committee or sub-committee for consideration.

If the petition organiser is unavailable, or does not wish to present their petition personally, it should be passed to the Town Clerk in advance of the meeting, who will present the petition to the Mayor on behalf of the organiser.

Where the petition organiser is a Member of the Council, they will have the same rights as the public to present the petition and speak for three minutes, unless the subject of the petition is one in which they have a pecuniary interest. In that case the petition should be passed to the Town Clerk, who will present it to the Mayor on their behalf.

If a petition has less than 100 signatures, the organiser should contact an elected member of the Council to ask them if they would be prepared to raise the issue on their behalf as part of the Council's normal procedures. In this case, the Councillor would need to give ten working days' notice, and although the petition can be referred to, it would not be formally presented to the Town Mayor.

TOWN COUNCIL ELECTIONS

Please note that this scheme will be suspended for a short period prior to each Town Council election.

LES TRIGG

TOWN CLERK

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From: forwardplanningconsultations
Subject: Stafford Borough Council: New Local Plan Consultation
Date: 18 July 2018 14:02:22

New Local Plan Consultation Scoping the Issues Report Settlement Assessment with Settlement Profiles

The purpose of this email is to make you aware of the following consultations being launched by Stafford Borough Council as detailed below:

1. New Local Plan: Scoping the Issues Report
2. New Local Plan: Settlement Assessment with Settlement Profiles

The consultations end at 12 noon on Tuesday 18 September 2018

Scoping the Issues

Finding out what issues affect the Borough, and looking at options for addressing them, are important steps in producing the New Local Plan. We want you to share your views on the key issues affecting the Borough, and help shape the new vision. All comments received during this consultation stage will be used to inform the New Local Plan's vision, objectives and policy options.

Settlement Assessment and Settlement Profiles

The purpose of this report is to establish the settlement hierarchy, to ensure that sustainable locations for new development are identified. Establishing a Settlement Hierarchy is arguably one of the most important ways the Local Plan can contribute to sustainable development. However, this document does not allocate land for development.

The Settlement Profiles provide further information on individual settlements, included in the proposed Settlement Hierarchy for Stafford Borough. It is important to note that the assessment of the settlements is based on a 'snap shot' in time in respect of access to services and facilities, and may be subject to change in the future.

Where can I view the documents?

The documents can be found by visiting the Stafford Borough Council's website at <https://www.staffordbc.gov.uk/forward-planning-consultations>

Alternatively copies of the documents can be inspected at the Ground Floor Reception, Stafford Borough Council, Civic Centre, Riverside, Stafford, during normal office hours Monday – Thursday 08.30 – 17.00, and Friday 08.30 – 16.30. Reference copies have been supplied to Public Libraries across Stafford Borough.

How do I comment?

If you would like to comment on these documents please send your views using the following email address: forwardplanningconsultations@staffordbc.gov.uk

With the aim of reducing the use of paper and achieving efficiency savings, the Council's preferred communication method is to receive representations by email.

However the Council will accept representations submitted by post to:

Forward Planning Team, Stafford Borough Council, Civic Centre, Riverside,
Stafford, ST16 3AQ

Protecting Your Privacy

A schedule of representations and officer responses will be made publicly available when the consultation has closed. Comments cannot be treated as confidential. Your personal information, such as your postal and email address will not be published and signatures will be redacted, but your name and organisation will be made available. We will only use your personal information to send you information on the Local Plan and associated planning policy matters.

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New Local Plan

Scoping the Issues Report

(July 2018)

Scoping the Issues Report July 2018

Contents	Page
Section 1: Introduction	3
Section 2: Thinking Forward – Developing a Vision & Objectives	7
Section 3: Key Policy Areas	9

Introduction

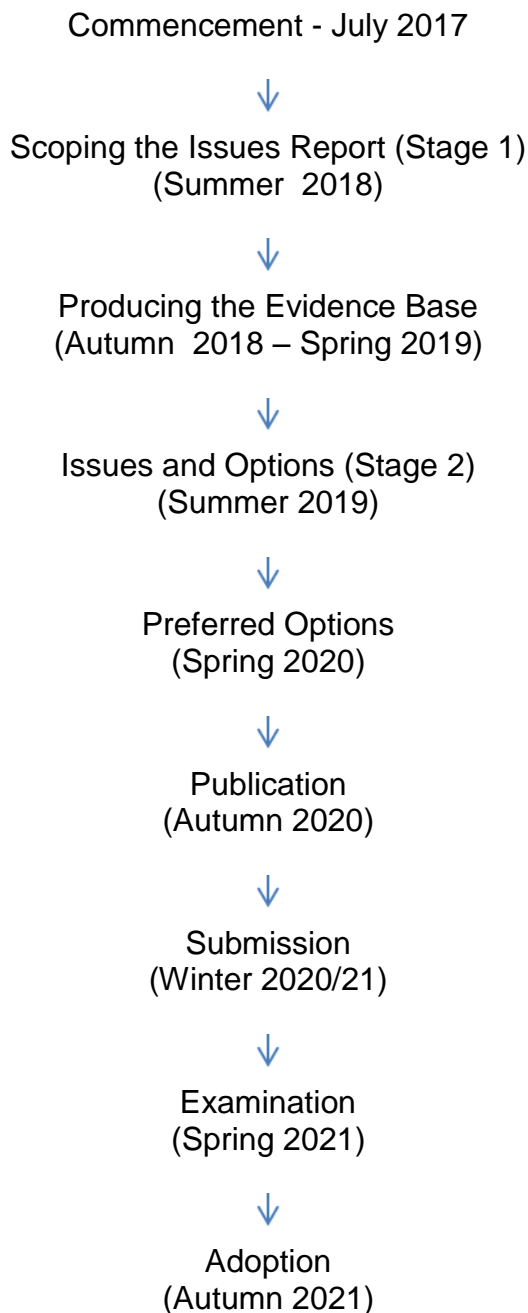
What is the New Local Plan?

- 1.1 The new Stafford Borough Local Plan will replace the Plan for Stafford Borough 2011-2031 adopted in June 2014 and Part 2 of the Plan for Stafford Borough adopted in January 2017. The new Local Plan will guide where new development takes place across the Borough area over the Plan period 2020-2040 by describing what change will occur and identify how places will be shaped in the future.
- 1.2 The purpose of the new Local Plan is to set out a new vision for the development of the Borough, highlight key issues to be addressed, objectives to guide new growth and policies to make sure that new development meets local needs in line with national policy set out through the National Planning Policy Framework (NPPF).

How will the Local Plan be prepared?

- 1.3 Preparation of the New Local Plan must follow a number of key stages, as set out in the latest Local Development Scheme. This is to ensure that local people and other stakeholders are fully engaged in the process, as detailed through the Statement of Community Involvement. The Local Plan will be based on robust evidence, a Sustainability Appraisal process, responses received to consultation documents, the testing of alternative options and subsequently examined independently by an Inspector.
- 1.4 The key stages of preparing the Local Plan are summarised below. However due to the complex nature of the work; the programme will be kept under regular review.

Scoping the Issues Report July 2018



How are communities and key stakeholders going to be involved?

- 1.5 In preparing a new Local Plan, the Council is required by legislation to produce a Statement of Community Involvement (SCI). The SCI sets out the how and when the Council will carry out community engagement and consultation with the general public and key stakeholders when preparing the New Local Plan. This includes making consultation documents available on the Council's webpage, at the Civic Offices and in all of the Borough's libraries.

Scoping the Issues Report July 2018

- 1.6 All activities used for engagement and consultation, together with how this has been used to develop the Plan at each stage, will be recorded in the Local Plan - Consultation Statement, which will be submitted to the Inspector for consideration as part of the examination process. This document will be published at each stage of preparing the Local Plan so that people can see how their contribution is helping to shape the Plan.

How will the Local Plan relate to Plans by neighbouring authorities?

- 1.7 The Council is working collaboratively with neighbouring authorities, through an on-going basis, to ensure that the Local Plan takes into account cross border implications and strategic planning issues. This engagement is known as Duty to Co-operate, with further details contained in Statements of Common Ground developed as the new Local Plan progresses where necessary.

How will the Council assess the environmental impacts of the emerging Local Plan?

- 1.8 Undertaking a Sustainability Appraisal of the Local Plan is an essential part of the plan making process. The Sustainability Appraisal must address the legal requirements of the EU Directive (2001/42/EC) known as the Strategic Environmental Assessment (or SEA) Directive. A failure to undertake the Sustainability Appraisal process can expose the Plan to legal challenge.
- 1.9 The Sustainability Appraisal being undertaken for the new Local Plan sits alongside other appraisal processes, including a health impact assessment to deliver Health in All policies, a community / equalities impact assessment and a Screening Assessment as required under the Conservation of Habitats and Species Regulations 2010 (amended).
- 1.10 The first stage in the Sustainability Appraisal process for the new Local Plan is the preparation of a Scoping Report. The Borough Council sought views on the Sustainability Appraisal Scoping Report during a seven week consultation period from 19 July until 6 September 2017. In due course, as the Plan objectives, options and policies are prepared these will be assessed through Sustainability Appraisal reports and subject to consultation.

What is the status of the Plan for Stafford Borough and other planning documents now that the Council is preparing the new Plan?

- 1.12 For the purposes of making planning decisions on planning applications, the Plan for Stafford Borough 2011-2031 (adopted in June 2014), the Plan for Stafford Borough Part 2 (adopted in January 2017), and Neighbourhood Plans that have been made / adopted, will be used to as the statutory development plan for the area until the new Local Plan is adopted.

Scoping the Issues Report July 2018

Further Information

How can I have my say on this consultation document?

Consultation on the new Local Plan – Scoping the Issues Report (Stage 1) will take place between 18 July and 18 September 2018. Please provide any responses by 12 noon on Tuesday 18 September 2018.

We strongly encourage responses to be made using the pro-forma available on the Council's website at <https://www.staffordbc.gov.uk/forward-planning-consultations> and emailing completed forms to forwardplanningconsultations@staffordbc.gov.uk

Alternatively, if you choose to use e-mail or letter please identify the question, paragraph or issue number to which your comments refer. To send responses please use the following address:

Forward Planning,
Stafford Borough Council,
Civic Centre,
Riverside,
Stafford,
ST16 3AQ.

How will my comments be used?

We will acknowledge receipt of your comments and fully consider responses for the next stage of the plan-making process, although the Council will not engage through individual correspondence. All comments received will be published on the Council's website in accordance with the General Data Protection Regulations (May 2018).

Protecting Your Privacy

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2 Thinking Forward – Developing a Vision & Key Objectives

- 2.1 The Stafford Borough area is facing a period of change in terms of what our towns, villages and countryside will look like in the future. This includes how land will be developed and used, alongside making sure new services and facilities such as health, education and leisure activities are provided to the local community, to ensure prosperity and enhanced well-being.
- 2.2 Different towns, villages and rural areas within Stafford Borough have various pressures, issues and characteristics which are worthy of protection and conservation. In addition, different areas have the potential for new opportunities which could be realised by new development or regeneration.
- 2.3 By way of example the County Town of Stafford is located on the national road and rail network, with the highest level of services and facilities in the Borough area, which means it, could be the key focus for major new development.
- 2.4 The market town of Stone has a distinctive local character alongside the canal with quality restaurants and year round community activities, supporting a vibrant local economy, and providing a very attractive place to live and visit.
- 2.5 Some rural areas within the Borough have exceptionally high landscape and nature conservation designations, making the attractive rural villages an aspirational place to live. However, these locations generally have fewer services and facilities. These issues make it more expensive for local residents to live within the rural areas of the Borough. Furthermore there are two areas of Green Belt within Stafford Borough, around the North Staffordshire conurbation, as well as in the south east area of the Borough, which also includes the Cannock Chase Area of Outstanding Natural Beauty.

Stafford Borough Council Corporate Business Plan

- 2.6 Stafford Borough Council's Corporate Business Plan 2018 – 2021 vision is to create:

'A prosperous and attractive Borough with strong communities.'

Over the next three years we will focus on the following corporate business objectives:

- *To deliver sustainable economic and housing growth to provide income and jobs.*
- *To improve the quality of life of local people by providing a safe, clean, attractive place to live and work and encouraging people to be engaged in developing strong communities that promote health and well-being.*
- *To be a well-run, financially sustainable and ambitious organisation, responsive to the needs of our customers and communities and focused on delivering our objectives'.*

Scoping the Issues Report July 2018

- 2.7 The new Local Plan needs to deliver this vision and explore key questions such as; “what will the Borough as a place look like in the future?”, “where will people be living and working?” and “what will they be doing in their spare time?”.

The Plan for Stafford Borough 2011-2031

- 2.8 The adopted Plan for Stafford Borough’s spatial vision seeks to deliver sustainable development through economic, social and environmental objectives through a place-based approach, through the creation of 500 new homes and 8 hectares of employment land every year over the Plan period 2011-2031, in order to provide for the future needs and prosperity of residents. It focuses development at Stafford, Stone and the Key Service Villages¹, with additional employment generating uses provided for at the Recognised Industrial Estates.
- 2.9 A number of the key objectives alongside the spatial vision are set out in the Plan for Stafford, which are now being delivered. In creating the vision for the new Local Plan, it is important to revisit our previous goals and reflect on the successes and challenges, but ultimately, it is important to move forward in order for the Borough to become an even greater place of opportunity, enterprise and excellence.
- 2.10 Preparation of the New Local Plan needs to be in line with national policies set out in the National Planning Policy Framework (March 2012). It should be noted that the Government consulted on changes to the National Planning Policy Framework in March to May 2018, with the final updated version anticipated this summer. The New Local Plan will need to reflect these new national policies.

Question 1

What would you like the Borough to be like in the future?

Question 2

What do you think should be the key economic, housing, environmental, social, community and health outcomes that the Local Plan should help to deliver?

¹ Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield

3 Key Policy Areas

Making the Most of Our Location

The Local Area

- 3.1 The Borough's excellent strategic transport links represent, together with High Speed Rail 2 (HS2), major drivers for positive change and regeneration in the Borough. However, more needs to be done at the local level to ensure that the benefits of economic growth are fully shared by all sections of the community.
- 3.2 Whilst there is much to celebrate in terms of major new developments and jobs that have been created, there are also areas of the Borough which have not seen much investment in recent decades and are now in need of renewal and regeneration. These include older housing and industrial areas across the Borough, as well as some district and local shopping centres, where the quality of the environment and condition of buildings has begun to deteriorate. Equally, declining levels of investment or changing economic circumstances have meant that some areas no longer have easy access to an adequate range of services necessary to meet their needs.

New Homes

- 3.3 The Government has a strong agenda to increase the supply of housing in order to meet the national housing shortage. Planning is a key focus for the Government to deliver new housing.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.4 The housing target set out in the Plan for Stafford Borough is to deliver a minimum of 10,000 new houses between 2011 and 2031. The Plan requires that new development must provide an appropriate mix of dwelling types, tenures and sizes.
- 3.5 The Plan for Stafford Borough focuses primarily on directing development to Stafford, Stone and the Key Service Villages and employment opportunities at the Recognised Industrial Estates (RIE's).

Question 3

Policies in the Local Plan can seem very high level but at their heart they are all about creating better places to live, work and play. What would you change in your local neighbourhood to make it a better place to live?

Scoping the Issues Report July 2018

Deciding Where Homes Should Go

- 3.6 National policy currently states that the Plan should seek to encourage sustainable patterns of movement which means that it should make sure new housing is properly serviced by existing or new infrastructure.
- 3.7 The draft NPPF introduces a new chapter on Rural Housing. It states that plans should identify opportunities for villages to grow and thrive, especially where this will support local services.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.8 The majority of development will be delivered through the Sustainable Settlement Hierarchy at Stafford, Stone and the Key Service Villages. Other smaller settlements in the Borough are currently not considered appropriate for growth as they have fewer services and facilities.

Question 4

How could the new Local Plan support local villages and their communities to grow and thrive?

Making effective use of land

- 3.9 National policy currently does not provide any specific advice on density of new development. However the draft NPPF states that where there is an existing or anticipated shortage of land for meeting identified housing needs, that low density development should be avoided. The use of minimum densities standards should be set for town centre locations and that the use of minimum density standards should be considered for other parts of the plan area.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.10 The adopted Plan for Stafford Borough 2011-2031 includes a policy that development proposals should take into consideration the local character, context and density. However it does not set out density standards.

Question 5

Do you consider that the new Local Plan should set out a range of densities for the Borough and if so, are there any specific locations?

Prioritising Brownfield Land

- 3.11 Current National policy encourages the effective use of land by reusing land that has been previously developed (brownfield land), an approach that is also promoted through the adopted Plan for Stafford Borough. However, it is not always possible to build on this land and/or there is not enough of this land available.
- 3.12 In late 2017 / early 2018 the Council undertook a Call for Sites exercise to inform the New Local Plan about the availability of new sites for development. Over 160 sites were submitted during this exercise and a report documenting all of the sites, and their development status will be published in due course through the Strategic Housing & Employment Land Availability Assessment (SHELAA). It is important to remember that the SHELAA report is only a technical evidence document and it does not allocate sites for development.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.13 The Local Plan prioritises the development of brownfield sites and seeks to promote the majority of new development at Stafford, Stone, the Key Service Villages. It should be noted that significant areas of employment land have now been built or have planning consent, with the number of dwellings completed or committed in the plan already having been exceeded. Going forward it is important to ensure that there is sufficient land for additional growth.

Question 6

National policy states that the Council should prioritise the development of redundant brownfield sites that have good access to existing services for new housing. What should the Council look to do if it cannot find enough suitable brownfield sites to meet its housing and employment needs?

Deciding What Types of Homes to Build

- 3.14 Housing should be of a high quality, sufficient quantity, affordable and of the type needed in order to create successful communities. It is important to plan for a mix of homes, and a range of sizes and types to meet both current and future housing needs.
- 3.15 Currently national policy encourages Local Plans to plan positively for a mix of housing based on an assessment of the type of people that live in the Borough both now and in the future. This includes providing a mix of homes to meet the needs of different groups such as families with children, older people, those with disabilities or particular support needs and those wishing to build their own homes.
- 3.16 Over the next few decades, the age profile of residents in Stafford is expected to change dramatically. There will be a considerable 'demographic shift' with both the number and proportion of older people increasing. Population projections conducted in 2010 predicted that the number of people aged 65 and over are expected to increase by 45.5% (or by 15,800) by 2035, whilst the number of residents aged 75 and above is expected to increase by 101.7% (or by 11,700) by 2035.
- 3.17 The Stafford Borough Strategic Housing Market Assessment - Final Report 2012 states that 75% of properties in the Borough are houses; 11% are flats, 11% are bungalows with the remaining 3% unknown. This evidence base will be updated through the New Local Plan process.
- 3.18 The draft NPPF seeks to promote a greater mix of sizes of sites to support small and medium sized housebuilders, and also self build plots.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.19 In terms of general housing mix, the Local Plan says that it should respond to the identified needs of the community, whilst considering the Strategic Housing Market Assessment, and indicative current waiting list data.

Question 7

National policy encourages Local Plans to plan positively for a mix of housing, based on the demographic of people that live in the Borough both now, and the expected future population. What types of housing do you think will be most needed in the Borough over the coming years?

Question 8

The new Local Plan could seek that a percentage of large sites (e.g. over 20 dwellings or more) should be made available for self build. What are your thoughts on this, and if you are supportive, what percentage should be made available for dwelling plots?

Making sure the needs of gypsies, travellers and travelling show people are met

- 3.20 The National Planning Policy for Traveller Sites document requires all Local Authorities to set targets for, and deliver new sites and pitches. Local Authorities must also identify and maintain a five-year supply of sites in order to meet their targets for new permanent residential and transit pitches. National policy provide a definition of gypsy and travellers as “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their families or dependents’ educational or health needs or old age has ceased to travel temporarily or permanently”

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.21 The Local Plan provides a policy framework for positively determining planning applications for gypsy and traveller accommodation. A Gypsy and Traveller Accommodation Needs Assessment (GTAA) was published in 2015 as evidence to support the Plan for Stafford Borough Part 2. This evidence demonstrates a need for 43 new pitches up to 2027. The Council has already made significant progress towards meeting the requirement but new provision will need to be made for gypsies and travellers up to 2040.

Question 9

National policy states that the Council should prioritise the development of redundant brownfield sites that have good access to existing services for new housing which includes pitches for gypsies, travellers and travelling show people. Where should the Council look for suitable brownfield sites for new pitches?

Job Creation

- 3.22 The NPPF states that the planning system must support sustainable economic growth, through the creation of jobs and prosperity to meet the development needs of business. Policies in new Local Plans should be flexible enough to accommodate needs, respond rapidly to changes in economic circumstances, whilst simultaneously facilitating flexible working practices.
- 3.23 In recent years, there has been a contraction of the Borough’s traditional manufacturing industries resulting in significant job losses for this sector. In contrast to many other districts, Stafford has a particularly high proportion of public sector workers. Within this context, it is necessary to encourage a more balanced economic base in the future.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.24 One of the key aspirations addressed in the Local Plan is to facilitate growth in new high technology areas, such as that in creative industries, as well as developing a low carbon economy by nurturing the existing skills base and supporting local businesses.
- 3.25 As the Borough is predominantly rural, one of the key aspects is to give support to achieving rural sustainability, and a prosperous rural economy. As part of the new Local Plan, the Council will need to develop a clear understanding of business needs within the economic markets operating across the Borough and wider area. This will include an assessment of the need for additional land or floorspace for economic development, including both the qualitative and quantitative needs for anticipated types of economic activity over the Plan period, including retail and leisure development.
- 3.26 Alongside the need to ensure the availability of appropriate land and property to meet the forecasted growth in people seeking employment, the Local Plan will also need to support efforts to diversify the Borough's unbalanced employment base, which is dominated by the public sector.

Question 10

What are the main barriers to growth that need to be addressed in the Local Plan to ensure that all sections of the community have access to the benefits of future employment creation in the Borough?

Question 11

Do you think there is a need to identify additional land for employment and if so what types of employment uses should the Local Plan support and promote?

Shopping and Leisure Opportunities

- 3.27 Town and village centres are at the heart of community life and play a key role in shaping people's perceptions of an area. Attractive, vibrant and prosperous town centres can act as an important catalyst for attracting growth and investment into the wider area. Equally, declining centres can have the opposite effect, and serve to deter and undermine efforts to turn round the economic fortunes of an area.
- 3.28 Over the last five years town centres have had to face the challenge of major economic and social change, which has had an impact on the way we shop, the development of new retail formats and changing patterns of retail development. This has been accelerated by a rise in internet shopping, the rapid growth of discount retailers and the 'convenience' shopping concept, the consolidation and concentration of investment into fewer larger centres and an overall decline in the demand for town centre retail floorspace.

- 3.29 The NPPF requires planning policies to support the role that town centres play as the heart of their communities, by taking a positive approach to their growth, management and adaption. It also supports the diversification and change of use where town centres are in decline and also highlights the important role that residential development has to deliver vitality in centres.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.30 The Local Plan seeks to strengthen Stafford town centre role for the Borough as the heart of retail, leisure and cultural provision in the area. The Local Plan also seeks to support Stone's town centre role as a market town, and recognizes that there are a number of both Village and Neighbourhood Centres across the Borough which provide services and facilities, including daily retail convenience outlets.
- 3.31 Since the adoption of the Plan for Stafford Borough, the delivery of retail provision has changed dramatically, with far reaching implications for the demand and location of new retail and leisure developments.
- 3.32 As part of the New Local Plan, the Council will need to review the existing policy approach and identify the need for additional guidance on the scale and location of new retail and leisure developments across the Borough. Consideration will also need to be given to the need to prepare more detailed town centre development and regeneration strategies to coordinate, prioritize and implement a range of measures to maintain the viability and vitality of the Borough's wider network of town, village and neighbourhood centres.

Question 12

What do you think are the key challenges facing the Borough's town, village, and neighbourhood centres and how can the Local Plan maintain and enhance their role?

Question 13

What improvements would you like to see in those centres that you visit regularly? Should additional uses be supported other than retail such as residential, entertainment and restaurants? Please state the name of the centre in your response.

Question 14

What are the best locations for new retail and leisure development in the Borough and how can future development be harnessed to support the delivery of wider regeneration and economic growth needs and objectives?

Question 15

Is there a need for the development of retail, leisure and other town centres uses in locations outside the existing established retail centres, and if so, where?

Healthy and Active Communities

- 3.33 The NPPF states that the planning system has an important role in facilitating social interaction and creating healthy, inclusive communities. Policies in new Local Plans should deliver social, recreational and cultural facilities and services to meet the needs of the local community through access to high quality open spaces and opportunities for sport and recreation.
- 3.34 Planning can play an important role in creating healthy, inclusive and active communities. For example, positive planning can lead to reductions in health inequalities, by improving access to healthy food, through offering choices in the local market and reducing obesity by encouraging physical activity through the inclusion of open-spaces and leisure facilities. Planning can also facilitate social interaction which, in turn, can lead to improvements in mental health and general well-being.

Open Space and Sports Facilities

- 3.35 Leisure, sport and open spaces are of prime importance to improving and maintaining the quality of life in the Borough, by encouraging an active and healthy community. The Borough has a wide range of existing public open spaces, parks, and recreational areas, including Cannock Chase Area of Outstanding Natural Beauty, formal town parks and green spaces with a range of equipped play spaces, and natural play areas. These spaces provide varied opportunities for formal and informal active and passive recreation.
- 3.36 Current National policy recognizes the important role open spaces play in local communities, and indicates that in developing a Local Plan, Local Planning Authorities must assess the need for open space and opportunities for new provision in their areas.
- 3.37 To help protect green spaces which are important to local communities, the NPPF has introduced the ability to designate such land as Local Green Space. The NPPF considers that this special protection would not be appropriate for most open space and should only be used under the following conditions:
- 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 local significance, for example because of its historic significance recreational value, tranquillity or richness of its wildlife; and
 - Where the green area concerned is local in character and is not an extensive tract of land.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.38 The Local Plan seeks to retain, protect, supplement and enhance all types of sport, recreation and open space facilities, in order to address deficiencies of both indoor and outdoor facilities. As a general principle, there will be presumptions that open space, sport and recreation facilities will be provided on

Scoping the Issues Report July 2018

the development site. Only in exceptional circumstances will an off site contribution provided by the developer be accepted to develop on another site, where it is proven that on site provision is not feasible or is unviable.

- 3.39 Development that results in the loss of existing open space, sport and recreation facilities will be resisted unless better facilities in terms of quality, quantity and accessibility can be provided or that redevelopment would not result in a deficiency in the local area.

Question 16

What new sport and leisure facilities do you think are needed in the Borough to support existing and new communities?

Question 17

National policy gives councils new powers to protect valued open spaces by designating them as Local Green Spaces. Are there any open spaces that are special to your local community which should be designated? If yes, please provide details of the open space, its location and the reason why it is special to you and your community.

Education Facilities

- 3.40 There are 51 state maintained schools in the Borough, with Stafford Town operating a two tier education system of primary and secondary schools; whilst Stone operates as a three tier education system with first, middle and high schools. Staffordshire County Council is the Admissions Authority, with the number of places required in the Borough regularly reviewed as new data becomes available.
- 3.41 New residential developments and population increase will inevitably bring an increased demand for school places. Although some local schools may have capacity, there could be a need for more places to be made available or for completely new education facilities to be built.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.42 The Local Plan seeks to create new educational facilities to support major new development areas, and enhance, strengthen and improve educational facilities elsewhere across the Borough.

Question 18

What new educational facilities do you think are needed, and where in the Borough are these required to support existing and new communities?

Scoping the Issues Report July 2018

Health and Community Facilities

- 3.1 With a growing and ageing population, the provision of health and community facilities / services in the Borough is going to become even more important in the future.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.43 The Local Plan recognizes the need to provide social and community facilities (including health) that meet existing and future community needs, including those needs arising from the new housing and employment that will be developed in the Borough over the lifetime of the Plan.
- 3.44 Good community facilities provide opportunities for interaction between people, the chance to get involved in activities and to have increased accessibility to basic services. Going forward, the Council needs to continue planning positively to meet the needs for social, recreational, cultural facilities and services. Successful health and community facilities / services are integral to the vibrancy of communities across the Borough.

Question 19

19a What new health, social and community facilities do you think are needed in the Borough to support both new and existing communities?

19 b) Where should these be located/go?

Pollution and Air Quality

- 3.45 The NPPF makes clear that Local Plans can affect air quality in a number of ways, including through what type of development is proposed and where, and the encouragement given to sustainable transport.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.46 The Local Plan recognizes the need to locate more sensitive land uses, especially housing, schools and health facilities away from areas of high pollution. The Plan also requires assessments to accompany planning applications where it has reasonable grounds to believe that a development may breach standards relating to pollution and air quality.

Question 20

What approach could the Local Plan take to ensure that issues relating to pollution and air quality are minimised?

Accessibility

Sustainable Transport Choices

- 3.47 Sustainable transport choices can play a significant role in improving health and wellbeing. Walking and cycling have obvious health benefits, and people who use public transport are more likely to walk for part of their journey than those who drive.
- 3.48 Stafford benefits from an excellent location in terms of rail services to London, Liverpool, Manchester, Birmingham, Bournemouth and the South West. It also has an extensive network of footpaths and cycle ways, including two National Cycle Routes, providing valuable access to the countryside, local parks and open spaces, helping to promote healthier lifestyles.
- 3.49 The NPPF focuses on the importance of sustainable transport choices and the wider role that this can play in achieving sustainability and health objectives as well as reducing congestion. It also states that new development should be located where it is accessible by public transport, being particularly important for developments with high trip generation. This is more difficult to achieve in rural areas and consideration needs to be given as to how new development can encourage the provision and use of public transport, and how the solutions will vary between urban and rural areas.
- 3.50 The draft NPPF also states that transport issues should be considered from the earliest stages of plan-making and that local planning authorities should identify development opportunities from existing or proposed infrastructure projects. In the case of Stafford Borough, this would include the new High Speed 2 Rail Link (HS2).

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.51 The Local Plan seeks to reduce the need to travel by private car in urban areas by ensuring that, wherever possible, new development is located close to access points (bus stops, railway stations, and park and ride facilities) along public transport corridors.
- 3.52 It also requires Travel Plans for new developments to maximise travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to nearby existing employment and communities.

Question 21

There is a growing need to deliver the infrastructure required to support sustainable transport choices. What could the Plan do to help you make more sustainable transport choices?

Question 22

Are there any specific sustainable transport projects that the Council should be promoting as part of the Local Plan? If yes, please provide some detail about the project.

Question 23

What economic development opportunities do you consider could arise from HS2 for the Borough?

Getting Around By Road

3.53 Stafford Borough's location ensures that it benefits from excellent north-south transportation links: Two M6 motorway junctions are located adjacent to Stafford town providing good accessibility to the North West, the rest of the West Midlands region and beyond via the M6 and M6 Toll. However, connections in the east-west direction are less dominant.

The adopted Plan for Stafford Borough 2011-2031 says...

3.54 With the scale of development that is proposed in the Local Plan, a number of road improvements are proposed within the Borough including new sections of road and public transport provision.

Question 24

Are there any specific transportation projects that the Council should be promoting in the Local Plan? If yes, please provide some detail on the project, its location and the reason why you believe it is necessary.

Environmental Quality

High quality Design

3.55 High quality design is fundamental to the creation of quality places by enhancing both appearance and functionality. High quality design has a significant impact on quality of life. It influences safety and security, and encourages economic investment as well as fostering community cohesion and inclusion. It can encourage greater levels of walking and cycling, to address health and wellbeing, as well as addressing the causes and effects of our changing climate.

3.56 High quality design is crucial if the settlements throughout the Borough are to maintain and enhance their valued local distinctiveness and emerge as more sustainable, higher quality places that thrive economically, socially and

environmentally.

3.57 National policy reinforces good design as a key aspect of sustainable development, and states that Local Planning Authorities should:

- Create a high quality built environment
- Secure high quality design and a good standard of amenity
- Promote mixed use development
- Take account of the roles and characters of different areas
- Plan positively for high quality and inclusive design, including individual buildings, public and private spaces and the wider area
- Should have local design review arrangements in place to provide assessment and support to ensure high standards of design.

The adopted Plan for Stafford Borough 2011-2031 says...

3.58 The Local Plan requires all new development to be of a high design standard to enhance the quality of the built environment that reflects and respects the character, setting and local context, including those features that contribute to local distinctiveness of the area.

3.59 Going forward the Local Plan will need to find a way to make sure that existing assets such as buildings, streets and spaces, green infrastructure and community facilities are managed imaginatively and that new developments are designed intelligently.

Question 25

National policy reinforces good design as a key aspect of sustainable development and provides support to ensure high standards of design generally.

Should closer ties with the local design panel be established to provide assessment and support for major or particularly complex or sensitive development proposals?

Historic Environment

3.60 The historic environment has a powerful influence on people's quality of life in terms of health, safety and personal security. The quality of the historic environment and the presence of heritage assets contributes to the character, distinctiveness and cultural heritage value of Stafford Borough as well as supporting tourism, recreational and green infrastructure objectives. It supports tourism and recreation, from visitors to the Grade II * listed Ancient High House in Stafford town and the Grade I Shugborough Hall with its landscaped estate, to attractive leisure walks and routes along the Borough's network of historic canals, all of which are designated as linear Conservation Areas. It also

Scoping the Issues Report July 2018

provides a distinctive quality environment for everyday life, including quality spaces for shops and businesses, attractive High Streets and parks, as well as the homes of many of the Borough's residents. Our historic environment is valued as it creates distinctive quality places and attracts inward investment.

- 3.61 The Borough is particularly rich in terms of its rural and agricultural heritage, including many surviving historic farmsteads and 'model farms' from the late 18th and early 19th centuries, and historic parkland and estates, such as at Shugborough, Trentham, Aqualate and Sandon.
- 3.62 Protecting and enhancing the historic environment is an important component of national planning policy, which encourages Local Planning Authorities to promote a positive strategy for the conservation and enjoyment of the historic environment in their Local Plans. It goes on to state that the strategy put forward should recognize that conservation is not a passive exercise and that Local Plans should identify specific opportunities for the conservation and enhancement of heritage assets.
- 3.63 National policy also seeks to promote the idea of locally listed heritage assets. Around half of all local planning authorities have produced lists of locally important buildings and sites, although not all of these have adopted the list as part of their development plan.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.64 The Plan for Stafford Borough has a strategy which seeks to preserve, manage and enhance the Borough's heritage; this includes specifically identified features as well as the wider historic environment. The unique legacy of the Borough's historic environment should inspire excellence in design whilst retaining character and local distinctiveness, and contribute to the Council's emphasis on the positive management of change.

Question 26

What could the Plan do to protect and enhance the Borough's Heritage Assets?

Landscape

- 3.65 The landscape forms the context for people's lives. Its character and quality is key to maintaining a strong sense of place.
- 3.66 National policy requires Councils to move from local landscape designations to a comprehensive assessment of Landscape Character. This approach has the benefit of assessing the whole of an area's landscape, rather than focusing on particular locations, including major developments within designated landscape areas. Staffordshire County Council has developed a Landscape Character Assessment process, which identifies the landscape into Character Areas. It

Scoping the Issues Report July 2018

places the Borough in 3 Character Areas:

- 61 / 62 Shropshire, Staffordshire & Cheshire Plan / Cheshire Sandstone Ridge
- 67 Cannock Chase & Cank Wood
- 68 Needwood & South Derbyshire Claylands

3.67 Additional details assessing and mapping the general sensitivity of these landscape units across Stafford Borough are set out in Staffordshire County Council's Landscape Character Assessment document, 'Planning for Landscape Change: Supplementary Planning Guidance to the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011'. Staffordshire County Council has also undertaken detailed Historic Landscape Characterisation Assessment for the County area, including Historic Environment Character Assessments for Stafford Borough.

3.68 Cannock Chase is also designated as an Area of Outstanding Natural Beauty (AONB), and the NPPF affords such sites the highest status of protection in relation to landscape and scenic beauty.

The adopted Plan for Stafford Borough 2011-2031 says...

3.69 Development should demonstrate that proposals with landscape and visual implications, should protect, conserve and, where appropriate, enhance it.

Question 27

What approach should the Local Plan take to ensure that Borough's landscape, AONB and its key features are protected and enhanced?

Nature Conservation

3.70 The Borough has a variety of habitats for both animal and plant life, many of which are protected under European or English Law.

Within Stafford Borough there are the following European sites:

- Cannock Chase Special Area of Conservation (SAC)
- Chartley Moss SAC (under the West Midlands Meres and Mosses SAC)
- Pasturefields Salt Marsh SAC

Within the Borough there are the following Ramsar sites, which are a World designation:

- Cop Mere (under Midland Meres and Mosses Phase II Ramsar designation)
- Aqualate Mere (under Midland Meres and Mosses Phase II Ramsar designation)

Scoping the Issues Report July 2018

- Mottey Meadows SAC (on the edge of the Borough)

3.71 The NPPF expects Local Planning Authorities to include criteria based policies in their Local Plan against which the impact of development proposals on or affecting protected biodiversity and geodiversity can be considered. It also requires distinctions to be made between the hierarchy of international, national and locally designated sites. This is so that protection afforded to these sites is proportionate with their status, and appropriate weight is given to their importance and the contribution made to wider ecological networks. It also states that Local Plan Authorities should plan for biodiversity at a landscape-scale across local authority boundaries.

The adopted Plan for Stafford Borough 2011-2031 says...

3.72 The Local Plan sets out a range of policies which seek to conserve and enhance the Borough's biodiversity network and green assets through appropriate design and management, proportionate to their status.

3.73 The new Local Plan needs to maintain and improve the natural environment and will include policies to ensure that development proposals provide net gains whilst minimising any negative impacts on biodiversity.

Question 28

What approach should the Local Plan take to ensure that Borough's natural assets are protected and where possible enhanced?

The Green Belt

3.74 The Green Belt is an important nationally recognised designation that imposes a major policy constraint on development. The NPPF states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open.

3.75 Less than a quarter of the Borough area is identified as Green Belt designation, located to the south east of Stafford as part of the West Midlands Green Belt area and to the north of Stone forming part of the North Staffordshire Green Belt area. These areas have been designated because of their ability to meet the aims and purposes of the Green Belt set through national policy.

3.76 The villages of Oulton, Hanchurch and Trentham are 'washed over' by Green Belt. The settlements of Fulford, Swynnerton, Tittensor, Barlaston, Barlaston Park, Meir Heath & Rough Close, Cotes Heath, Yarnfield, Brocton and

Scoping the Issues Report July 2018

Hilderstone, are within or abut areas of Green Belt in Stafford Borough.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.77 As there is sufficient land to serve the development needs of Stafford Borough beyond the planned period, safeguarded land for development in the Green Belt has not been identified. The Plan identifies 3 major locations that are listed as Major Developed Sites in the Green Belt defined with a boundary; namely at Hadleigh Park (Blythe Bridge); Moorfields Industrial Estate (Swynnerton); the former Meaford Power Station (Stone) for employment uses.
- 3.78 The draft NPPF makes provision for local affordable housing needs to be accommodated on previously developed land in the Green Belt provided that this does not have a greater impact on its openness.

Question 29

The NPPF states that Green Belt boundaries should only be reviewed in exceptional circumstances through the preparation of the Local Plan. Less than a quarter of the Borough is covered by Green Belt. Do you consider review is necessary?

Climate Change

- 3.79 The National Planning Policy Framework states that the planning system has a key role for addressing reductions in greenhouse gas emissions, minimising vulnerability to, and providing resilience to, the impacts of climate change, including mitigation and adaptation, as well as delivering renewable and low carbon energy.

The adopted Plan for Stafford Borough 2011-2031 says...

- 3.80 All development must incorporate sustainable design features to facilitate a reduction in the consumption of natural resources, improve the environmental quality and mitigate against the impact of climate change. This includes the provision of sustainable drainage, sustainable construction, recycling facilities and ensuring protection from flooding.

Question 30

Which renewable technologies do you think are most suitable for development in the Borough? Please provide additional information as to why you deem these to be suitable.

Creating Successful Places

- 3.81 It is the Council's view that the production of an integrated Local Plan which provides strategic policies alongside more detailed policies and allocations will help to create successful places and facilitate the delivery of high quality, sustainable and well located development supported by the timely provision of infrastructure.
- 3.82 For the New Local Plan to create successful places it needs to be developed in a collaborative way with those who live and work or have an interest in the Borough to discover what their needs and aspirations are and how these can be addressed through the Local Plan.
- 3.83 The strategy, policies and development allocations in the New Local Plan need to be shaped by communities, which is why we need you to get involved. The only way we will know what you think is if you tell us, and the more people who have their say, will enable the Plan to be a true reflection of local requirements for the future.

Question 31

This document sets out the issues that need to be addressed through the new Local Plan. There may be matters that have been missed or that are not covered by the other consultation questions. Are there any matters you think also need to be considered at this stage and why?



New Local Plan

Settlement Assessment

(July 2018)

Contents

1. Introduction	1
2. Planning Policy Context	3
3. Methodology	6
4. Categories for Assessment	6
5. The Settlement Categories	11
6. The Settlement Hierarchy	12
7. The Settlements	
Appendix A	Parish Council Survey
Appendix B	Settlement Profiles

1 Introduction

- 1.1 The purpose of this report is to establish the methodology for the settlement hierarchy, to ensure that sustainable locations for new development are identified. Establishing a Settlement Hierarchy is arguably one of the most important ways the Local Plan can contribute to sustainable development. The settlement hierarchy will be used to inform the Issues and Options stages of the Plan for Stafford Borough.
- 1.2 National planning policy seeks to direct development to the most sustainable locations, which contain a variety of services and community facilities and where reasonable public transport services exist.
- 1.3 In November 2017, the Council announced that the new Local Plan would also consider whether there should be a new garden settlement at land near to Swynnerton. This is only at the concept stage and is entirely dependant on HS2 and a new motorway junction from the M6 at Stone, and the Ministry of Defence confirming their plans for the releasing the land for development. Notwithstanding this, it is still important to establish a Settlement Hierarchy for the Borough. This will sit independently of any new garden settlement.
- 1.4 The Settlement Hierarchy is a way of categorising the towns and villages in the Borough, and grouping together those that have similar characteristics. At the top of the hierarchy are the larger settlements that have the most infrastructure in terms of facilities, and services and are the most accessible by sustainable forms of travel. The smaller settlements with less facilities, services and access to public transport are at the bottom of the hierarchy.
- 1.5 In accordance with national policy this report sets out the methodology the Council intends to use to assess the villages in the Borough in terms of availability of services and facilities and level of public transport provision. This is based primarily on an analysis of the number of dwellings, services and facilities in the settlement.
- 1.6 Therefore this study presents the analysis and evidence, with recommendations, to underpin the Settlement Hierarchy which is to be included in a policy of the New Local Plan and considered at the Issues and Option Stage.
- 1.7 In order to assess the availability of service and facilities, all the Parish Councils were contacted to complete a survey of facilities and services, in October and December 2017.

1.8 This report is structured as follows:

- Section 2 – provides the Planning Policy Context
- Section 3 – set out the methodology
- Section 4 - provides an explanation of the categories for the assessment
- Section 5 - establishes the Settlement Categories
- Section 6 - assess the settlement and defines the category it falls within
- Section 7 – identifies how we have appraised each settlement
- Section 8 - provides an overview of each settlement including a plan showing the constraints and services and facilities.

CONSULTATION

1.9 The Council are inviting comments on the Settlement Assessment as part of the Issues and Options Stage, and the consultation ends at noon on Tuesday 18th September 2018. Please send any comments that you may have to the following email address forwardplanningconsultations@staffordbc.gov.uk or in writing to Forward Planning, Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

2 Planning Policy Context

National Planning Policy

- 2.1 The National Planning Policy Framework (NPPF) sets out national planning policies and includes key principles which are relevant when considering the sustainability of settlements in the Borough.
- 2.2 A key message throughout the Framework is the delivery of sustainable development. At paragraph 28 the NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development which includes:
- Growth and expansion of all types of business and enterprise in rural areas;
 - Promotes the development and diversification of agricultural land-based rural businesses;
 - Promotes rural tourism and leisure developments;
 - Support the retention and development of local services and community facilities in villages.
- 2.3 The most relevant aspects of the NPPF in relation to settlement strategy and hierarchy matters include:
- The Core Principle that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (Para 17)
 - Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties (Para 38).
 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby (Para 55).
 - Planning policies should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (Para 70).

- 2.4 The NPPF maintains that new housing development should be avoided in isolated locations unless there are special circumstances.
- 2.5 The National Planning Practice Guidance (NPPG) adds further context to the NPPF and it is intended that the two documents should be read together.
- 2.6 The National Planning Practice Guidance reiterates that Local Plans “*should be based upon and reflect the presumption in favour of sustainable development*” and recognises the importance of “*issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements*”.
- 2.7 The guidance states that thriving rural communities, in part, depend on retaining local services and community facilities and that rural housing is essential to ensuring the viability of these local facilities.
- 2.8 The section on Rural Housing in the PPG goes further and states that all settlements can play a role in delivering sustainable development in rural areas by avoiding blanket policies restricting housing development in some and preventing other settlements from expanding unless their use can be supported by robust evidence.

National Planning Policy Framework Draft Text for Consultation (March 2018)

- 2.9 The draft NPPF introduces a new section on rural housing on page 21. At paragraph 80 it states that plans should identify opportunities for villages to grow and thrive, especially where this support local services.
- 2.10 Paragraph 85 of the draft has been added under the heading of Supporting a Prosperous Rural Economy which states that planning policies and decision should recognise that sites to meet local business and community needs in rural areas may have to be found outside existing settlements, and in locations not served well any public transport.
- 2.11 The draft NPPF also seeks to promote a ‘good mix of sites’ requiring local planning authorities to ensure that at least 20% of the site identified for housing in their plans are of half a hectare or less.

Local Planning Policy

- 2.12 The Plan for Stafford Borough (adopted 14 June 2014) establishes in Policy SP3 the sustainable settlement hierarchy for the Borough, this being Stafford,

Stone and the Key Service Villages (Eccleshall, Gnosall, Hixon, Great Haywood, Little Haywood / Colwich, Haughton, Weston, Woodseaves, Barlaston, Tittensor and Yarnfield), with the settlements at the top of the hierarchy namely Stafford and Stone being the most sustainable (as identified in Policy SP4).

2.10 The Plan for Stafford Borough Part 2 (adopted 31 January 2017) establishes the settlement boundaries for Stafford, Stone and the Key Service Villages.

2.11 The previous Stafford Borough Local Plan 2001 (adopted October 1998), identified Residential Development Boundaries around 42 settlements within which housing development would generally be permitted. These are identified in the table below:

Table 1: Settlements with Residential Development Boundaries

Adbaston	Aston-by-Stone	Barlaston*	Barlaston Park*
Blythe Bridge*	Bradley	Brocton*	Brocton A34*
Church Eaton	Clayton*	Cotes Heath*	Creswell
Croxton	Derrington	Eccleshall	Fulford*
Gnosall	Great Bridgeford	Great Haywood	Haughton
Hilderstone*	Hixon	Hopton	Hyde Lea
Little Haywood & Colwich	Meir Heath & Rough Close*	Milford*	Milwich
Norbury	Oulton*	Ranton	Salt
Seighford	Stafford	Stallington*	Stone
Swynnerton*	Tittensor*	Trentham	Weston
Woodseaves	Yarnfield*		

* These settlements are either located within or adjacent to the Green Belt.

2.13 However, in addition to those settlements identified in the Stafford Borough Local Plan (adopted 1998), there are also other settlements in the Borough that

need to be assessed that have been suggested by the Parish Councils such as Stowe-by-Chartley, Moddershall, and Chebsey.

3. Methodology

3.1 The process, for identifying a settlement hierarchy for Stafford Borough is as follows:

1. Identify all potential settlements in the Borough - this includes those villages identified Stafford Borough Local Plan 2001, additional villages identified by Parish Councils, and those settlements in the north of the Borough which form part of the North Staffordshire Urban Areas¹.
2. Identify the criteria to be used in allocating each settlement into one of the categories
3. Categorise the settlements into a hierarchy.
4. Apply the criteria to each settlement using published data and other relevant sources of information, including where provided, the Parish Council survey (see section 4).

4 Categories for Assessment

4.1 In order to undertake the assessment for each settlement the following information has been collated, detailed in Appendix B:

Population

4.2 The Census 2011 is only ward based, it does not breakdown into parishes and in many instances it includes one or more settlements. Therefore it only provides specific data for the towns of Stafford and Stone.

The number of dwellings in each settlement

4.3 As stated above, Census information is Ward based and in many instances it includes one or more settlements, so is misleading. The number of dwellings has been calculated for each settlement using the Ordnance Survey data as at 12 January 2018. This information provides a best estimate of the number of houses at the start of this New Local Plan process.

4.4 The number of dwellings for each settlement has been calculated using Ordnance Survey plans as at January 2018 to extract the number of addresses in a particular settlement. This was then put into an Excel spreadsheet where only houses were calculated removing business and commercial properties.

¹ Clayton; Trentham; Trentham Gardens; Meir Heath; Rough Close; Blythe Bridge

The relationship of the settlement with the highway network

4.5 Is the settlement served by a trunk road and primary route (A roads); a collector route (B roads); or minor road. This is an important consideration as part of a site's accessibility.

Access to employment opportunities up to 3km

4.6 Local employment opportunities provide a positive indicator of vibrant sustainable settlements. The NPPF acknowledges that within rural areas, employment opportunities and community services and facilities are important for sustainable rural communities as they can help enhance community and reduce the number of trips made by car. This category seeks to identify if the settlement has one or more local employers. The UK government uses the EU definition of an Small Medium Enterprises which is as follows:

- Micro Business = 0-9 employees & turnover under £2 million
- Small Business = 10- 49 employees & turnover under £10 million
- Medium Business = 50 -249 employees & turnover under £50 million

4.7 The presence of employment offers the potential for a settlement to be more sustainable if there is a reasonable source of employment such as those falling within the B classes (namely B1 Businesses; B2 General Industry; and B8 Storage and Distribution), which includes business, office, light industrial, and storage and distribution in or up to 3km in distance away from a settlement.

4.8 Furthermore, local businesses can provide economic benefits to their local community as employees may spend more within the area, consequently helping to maintain local shops and services.

4.9 The relationship that the settlement has with a Recognised Industrial Estates (RIE) is also important, as it reduces the need to travel and provides an opportunity to work closer to home. Within rural areas the RIE's are important for sustainable rural communities, and whilst there is no certainty that these local employment opportunities are taken up by local residents, it is nevertheless important that these opportunities exist.

4.10 The employment criteria therefore has been developed to include within a settlement, adjacent to a settlement and proximity to an RIE i.e. within 3km from the settlement.

Key facilities

4.11 The assessment criteria takes account of the services and facilities that are considered 'key' and essential for a sustainable settlement and those which although important are not vital. This approach reflects advice in the NPPF in

Table 2 below. The NPPF does not define sustainability but it does identify core principles and key aspects of sustainability and community facilities namely:

- Shops
- Meeting places
- General Medical Facility
- Sports venue
- Cultural buildings
- Public houses
- Places of Worship
- Library
- Post Office
- Schools

Table 2: NPPF Guidance on key aspects of sustainability and community facilities:

Guidance	Sustainability Indicator Used
<p>Paragraph 7 (Achieving Sustainable Development)</p> <p><i>There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</i></p> <p><i>- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.</i></p>	<ul style="list-style-type: none"> • General Medical Facility • Library • Post Office
<p>Paragraph 28 (Supporting a prosperous rural economy)</p> <p><i>Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venue, cultural buildings, public houses and places of worship.</i></p>	<ul style="list-style-type: none"> • Shops • Meeting places • Sports venue • Cultural buildings • Public houses • Places of Worship
<p>Paragraph 34 (Promoting Sustainable Transport)</p> <p><i>Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.</i></p>	<ul style="list-style-type: none"> • Public Transport Provision
<p>Paragraph 70 (Promoting Healthy Communities)</p> <p><i>To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</i></p> <p><i>- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; Guard against any unnecessary loss of valued facilities and services, especially where this would reduce the community's ability to meet its day-to-day needs;</i></p> <p><i>- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</i></p>	<ul style="list-style-type: none"> • General Store • Community facility • Public House • Employment Opportunities
<p>Paragraph 72 (Promoting Healthy Communities)</p> <p>The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs</p>	<ul style="list-style-type: none"> • Primary School • Secondary School

of existing and new communities.	
Paragraph 73 (Promoting Healthy Communities) <i>Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.</i> <i>Education access.</i>	<ul style="list-style-type: none"> • Sports Recreation Ground • Children's Play Area

4.12 The NPPF refers to 'key facilities' such as primary schools and shops in paragraph 38, and in paragraphs 28 and 70 refers to community facilities such as shops, meeting places and public houses. The criteria used in this assessment have been grouped to reflect these 'key facilities', as well as 'other services'.

Accessibility of settlements

4.13 The availability and frequency of public transport is an important factor in determining the most sustainable locations, notably in providing a service as an alternative to the car to enable people in rural communities to access the services, facilities such as shops, doctors, leisure activities and employment opportunities.

4.14 Accessibility is based upon the following criteria

- Distance to Stafford, Stone, Eccleshall and the North Staffordshire Urban Area where there is a range of retail, employment, education and community services, also referred to as the 'main settlements'.
- Accessibility; particularly by public transport to the settlements identified above;
- Frequency of bus services and train services where applicable

4.15 Settlements with a good provision of services and facilities and/or good public transport links will encourage easier and more sustainable access to services than those settlements where one or both are absent; and are more capable of supporting the rural community without access to a car.

4.16 The close proximity to a main settlement in terms of access to their level of facilities and services is an important sustainability consideration. There are some villages, which although they do not have many services or facilities within them are relatively sustainable because of their access to facilities and services and proximity to the main settlements, where the distance is within 3km and there is potential for cycling or walking via suitable road, cycle/footway.

4.17 All Parish Councils were sent a village facilities and services survey form to complete. Appendix A shows a list of the Town and Parish Councils who

submitted responses together with the response form. This is an important source of information that feeds into the matrix and also included settlements that have not been considered in the 2001 Stafford Borough Local Plan.

- 4.18 It is important to note that the assessment of the sustainability of settlements is based on a snap shot in time of services and facilities, including the availability of public transport routes and may be subject to change in the future.

Education

- 4.19 The presence of a school in a settlement is considered a 'key facility' as it provides an opportunity to reduce the need to travel by car.

Rural Issue – Reliance on the car

- 4.20 One key sustainability issue, which affects all settlements in the Borough to some extent, is the reliance on the car either for employment or other services and facilities. This is due to the rural nature of the Borough and limited public transport opportunities. This issue is greater in the smaller settlements which generally have lower provision of employment, and little or no services or facilities.
- 4.21 The availability of local community services, retail and employment opportunities along with good public transport links can contribute towards delivering sustainable communities. Furthermore, the existence of such facilities within or in close proximity to rural settlements can reduce commuting distances associated with a range of important daily activities, thereby decreasing the need and likelihood to travel by car.
- 4.22 However, there are initiatives within the Borough such as the Community Transport/Volunteers' Car Scheme which are supported by both the County and the Borough Council a number of community and voluntary car sharing schemes in the Borough, enabling people to live independently participate in their community and to access education, employment, health and other services through a dial-a-ride service. This is being rolled out across the Borough where there is 'willingness' by the local community such as at Barlaston.

Technological Changes - Challenges and Opportunities

- 4.23 The benefits that broadband brings to rural communities through improved local services and improved business opportunities have been well-documented.
- 4.24 Technological improvements have changed the way that people live, work and shop. With many organisations encouraging their employees to work from

home as e-mail, remote access to servers and video conferencing has enabled further freedom, together with internet shopping for both convenience and consumer goods, thus removing the reliance to be located in larger conurbations. This is an important consideration when looking at the settlement hierarchy especially for the smaller settlements, as technology enables more ‘mobility’.

5 The Settlement Categories

- 5.1 It is not the role of this background paper to set a firm description of the capacity of each settlement, or to advise on the likely quantum of growth which each settlement should accommodate. The purpose is to identify the settlement categories and then assess each settlement against them.
- 5.2 The principal settlement is Stafford with a population of 65,716 (Census 2011), and provides a county role and so comprises the top tier; Stone having a population of 16,385 (2011 Census), is the largest market town within the Borough and so provides the second tier. The rest of the Borough has a population of 48,768 (2011 Census).
- 5.3 The administrative boundary of the Borough also includes parts of Blythe Bridge, Trentham, Clayton and Meir Heath/Rough Close. The Plan for Stafford Borough (Adopted June 2014), did not include these settlements in the settlement hierarchy so it is important that these areas are identified as part of this New Local Plan.
- 5.4 It is proposed that there should be 7 levels to the Stafford Borough Settlement Hierarchy. This will sit independently of any new garden settlement.

Tier	Settlement Category	Description
1	Stafford	Largest urban area with a regionally significant service centre role providing employment, retail and other facilities, and a key role in driving growth.
2	Stone	Large town providing employment, retail and other facilities for a wide area
3	North Staffordshire Urban Areas	These areas are located in the north of the Borough and include Trentham Gardens, Clayton, Meir Heath/Rough Close and Blythe Bridge.
4	Large Villages	Large villages of 500 or more dwellings which act as key service centres for the surrounding rural area by virtue of the range of services and facilities they possess
5	Medium villages	Villages of 250 or more dwellings which tend to have a lesser provision of services than larger villages that share services with nearby villages
6	Small	Small villages with a definable village nucleus (i.e. not dispersed

	villages	or ribbon development) of 50 or more dwellings with fewer services available.
7	Rest of the Borough	Development elsewhere (i.e. in an area not falling into one of the above categories)

- 5.5 All other settlements with fewer than 50 dwellings or where there is no clearly definable village nucleus that do not fall within any of the above categories should be regarded as being part of the 'Rest of the Borough'.

6 The Settlement Hierarchy

- 6.1 Settlements sorted by Settlement Hierarchy category and dwelling number, largest to smallest.

Tier	Settlement Category	Description
1	Stafford	Largest urban area in the Borough with a regionally significant service centre role providing employment, retail and other facilities, and a key role in driving growth. This also includes Baswich, Berkswich, Walton-on-the-Hill.
2	Stone	The second largest town in the Borough, providing employment, retail and other facilities for a wide area.
3	North Staffordshire Urban Areas	These areas are located in the north of the Borough and include Trentham Gardens; Clayton; Meir Heath/Rough Close; and Blythe Bridge.
4	Large Villages (500+ houses)	Barlaston, Eccleshall, Gnosall, Great Haywood, Hixon, Little Haywood and Colwich, Yarnfield
5	Medium villages (250+ houses)	Barlaston Park, Brocton, Brocton A34, Derrington, Fulford, Great Bridgeford, Haughton, Tittensor, Weston, Woodseaves
6	Small villages (50+ houses)	Adbaston, Aston-by-Stone, Bradley, Church Eaton, Cold Meece, Cotes Heath, Creswell, Croxton, Gayton, Hilderstone, Hopton, Hyde Lea, Ingestre, Milford, Milwich, Moreton, Norbury, Norton Bridge, Oulton, Ranton, Salt, Seighford, Stallington, Swynnerton.

7. The Settlements

- 7.1 This section of the paper identifies how we have appraised each settlement using the criteria set out in section 4, with further details in Appendix B. A scoring system has not been used to ‘weight’ the services and facilities as these are a ‘snap shot in time’ and can change. Those settlements in the north of the Borough which form part of the North Staffordshire Urban Areas², have not been included in the settlement assessment as they have access to a number of services and facilities.

Settlement Name	Number of house	Post Office	Convenience Store	Food/Drink Establishments	Health Facilities	Library (including mobile)	Village/ Church Hall	Schools	Hourly Bus service	Two hourly Bus Service	Daily Bus Service	Distance to Key Employment Location (km)
Adbaston	67	0	0	0	0	Y	1	0	N	N	Y	2
Aston-By-Stone	95	0	0	1	0	N	1	1	Y	-	-	1
Barlaston	756	1	2	3	2	Y	1	1	Y	-	-	3
Barlaston Park	298	0	1	1	0	N	0	0	Y	-	-	1
Bradley	106	0	0	1	0	Y	1	0	N	Y	N	1
Brocton	284	1	1	1	0	Y	1	0	Y	-	-	1
Brocton A34	116	0	0	1	0	N	0	0	Y	-	-	1
Church Eaton	141	0	0	1	0	Y	1	1	N	Y	N	4
Cold Meece	74	0	0	0	0	N	0	0	Y	-	-	1
Cotes Heath	138	0	0	0	0	Y	1	0	N	N	Y	1
Creswell	145	0	0	0	0	N	0	0	Y	-	-	1
Croxton	81	1	1	1	0	N	1	0	N	N	N	5
Derrington	320	1	0	1	0	Y	1	0	N	Y	N	1
Eccleshall	1,541	1	2	4+	2	Y	1	1	Y	-	-	2
Fulford	286	0	0	1	0	N	1	1	N	Y	N	3
Gayton	51	0	0	0	0	N	1	0	N	N	N	2
Gnosall	1,903	1	3	4+	3	Y	2	1	Y	-	-	6
Great Bridgeford	304	0	0	1	0	N	1	0	Y	-	-	2
Great Haywood	998	1	1	3	2	Y	2	1	Y	-	-	1

² Clayton; Trentham; Trentham Gardens; Meir Heath; Rough Close; Blythe Bridge

Settlement Name	Number of house	Post Office	Convenience Store	Food/Drink Establishments	Health Facilities	Library (including mobile)	Village/ Church Hall	Schools	Hourly Bus service	Two hourly Bus Service	Daily Bus Service	Distance to Key Employment Location (km)
Haughton	342	1	1	2	0	Y	1	1	Y	-	-	3
Hilderstone	164	0	0	1	0	Y	1	0	N	N	Y	5
Hixon	819	1	1	4	0	Y	2	2	Y	-	-	1
Hopton	104	0	0	0	0	Y	1	0	N	Y	N	2
Hyde Lea	142	0	0	1	0	N	1	2	N	N	-	3
Ingestre	72	0	0	0	0	N	1	0	N	N	N	1
Little Haywood & Colwich	966	0	0	2	1	Y	1	0	Y	-	-	2
Milford	103	0	0	4+	0	N	0	1	Y	-	-	2
Milwich	53	1	0	2	0	Y	1	1	N	N	N	7
Moreton	92	0	0	0	0	Y	0	0	N	N	N	4
Norbury	62	0	0	0	0	Y	1	0	N	N	Y	5
Norton Bridge	85	0	0	1	0	Y	0	0	N	Y	N	4
Oulton	213	0	0	2	0	N	1	1	N	N	Y	2
Ranton	91	0	0	0	0	N	1	1	N	N	N	2
Salt	92	0	0	1	0	Y	1	0	N	Y	N	2
Seighford	100	0	0	1	0	Y	1	0	N	Y	N	2
Stallington	199	0	0	0	0	N	0	0	N	N	N	2
Swynnerton	234	1	1	1	0	N	1	1	N	Y	N	1
Tittensor	311	1	1	0	0	Y	2	1	Y	-	-	3
Weston	458	1	0	4+	0	Y	2	1	N	Y	N	1
Woodseaves	288	1	1	2	0	Y	1	1	N	Y	N	5
Yarnfield	787	1	1	1	0	Y	1	1	Y	-	-	1

Appendix A Parish Council Survey

Reponses were received from the following Parish Councils:

- Aston-by- Stone
- Brocton
- Ellenhall
- Fradswell
- Great Bridgeford
- Hilderstone
- High Offley
- Hopton
- Oulton
- Milwich
- Sandon and Burston
- Seighford
- Stowe-by-Chartley
- Weston with Gayton

Stafford Borough Council

Parish Council Survey - Assessment of Services and Facilities

For each village³ within the Parish, please complete a separate form.

Parish Name			
Village Name			
How was the information collated?	An individual	A group	Discussed at Parish Meeting
Contact details (name)			
Address			
Telephone			
Email			

1. Retailing/shopping

1a. How many retail units are in or are on the edge of the village?

Convenience*	0	1	2	3	4 +
Comparison**	0	1	2	3	4 +
Supermarket***	0	1	2	3	4 +

*Convenience shops supply everyday essential items, including food, drinks, newspapers, and confectionary

**Comparison shops supply items not obtained frequently, including clothing, footwear, household and recreational goods

***A supermarket is classified as having a minimum retail floor space of 500sq.m

1b.. Does the village have a farm shop?

Farm shop within the village	Yes	No
Farm shop on the edge/outside the village	Yes	No

³ Adbaston; Aston-by-Stone; Barlaston; Barlaston Park; Blythe Bridge; Bradley; Brocton; Brocton A34; Church Eaton; Clayton; Cotes Heath; Creswell; Croxton; Derrington; Eccleshall; Fulford; Gnosall; Great Bridgeford; Great Haywood; Haughton; Hilderstone; Hixon; Hopton; Hyde Lea; Little Haywood & Colwich; Meir Heath; Rough Close; Milford; Milwich; Norbury; Oulton; Ranton; Salt; Seighford; Swynnerton; Tittensor; Trentham/Dairyfields; Weston; Woodseaves; Yarnfield.

--	--	--

2. Other Facilities

2a. How many of the following facilities are in the village?

	0	1	2	3	4 +
Restaurants/café/takeaway					
Public Houses/bar/Inn					
Places of Worship					
Post Office					
Petrol Filling Station					
GP Surgery					
Dentist					
Permanent Library					
Bank/Building Society					
Cashpoint					

2b. Mobile libraries

	Yes	No
Does the mobile library visit? If so when?		

2c. Other facilities (please specify):

--

3. Community Facilities

3a. Does the village have any of the following community facilities:

	Yes	No
School		
Village hall		
Church hall		
Meeting room		
Community centre		

3b. Other community facilities please specify:

--

4. Sport and recreation

4a. Does the village have any of the following sport and recreation facilities?

	Yes	No
Recreation ground		
Cricket pitch(es)		
Bowling green(s)		
Football pitch(es)		
Rugby pitch(es)		
Sports hall		
Public swimming pool		
Tennis Courts		
Children's play area(s)		
Allotments		
Public access to school recreation areas		
Areas of open space with public access		

4b. Additional comments on sport and recreational facilities:

--

5. Educational Establishments

5a Does the village have any nurseries or schools within/adjacent to it (within 1 km of the settlement)?

	Yes	No	Name of school (s)
Nursery			
State primary school			
Private primary school			
State Middle School			
State secondary school			
Private secondary school			
Special education needs school			

5b Additional comments on schools:

--

6. Public transportPlease select the level of bus service in the village to a main town⁴

Bus Service	Select level of service	
No bus service		
Very good service	More than one direct route to a main town	
	Running Monday-Sunday	
	Runs before 7.00am and after 7.00pm	
	Over 20 buses a day	
Good service	Direct service to a main town	
	Running Monday-Friday, and a limited service on a Saturday	
	Runs before 8.00am and after 6.30pm	
Reasonable service	Direct route to a main town	
	Running Monday-Friday, and a limited serviced on a Saturday	
	Runs before 8.30am and after 6.30pm (Monday- Friday)	
	Between 10 and 15 buses a day	
Limited service	Direct route to a main town*	
	Running Monday-Friday, and a limited service on a Saturday	
	Limited availability (under 10 services a day)	
	Runs after 9.00am	

6b Additional comments on the local bus service (times, frequency, punctuality, cost, bus stops):

--

⁴ Main town : Stafford, Stone, Newport, Telford, Meir Heath, Hanley, Longton, Cannock

Employment

- 7a. Are you aware of any employment within the village (not including shops, pubs, schools etc.)? For example, are there are businesses that employ local people? If so are you able to give any details, name location and possibly the number of employees?

- 7b. Are you aware of any employment close by but outside of the village (not including shops, pubs, schools etc.) that is accessible by using sustainable transport such as bus or bicycle? If you are able to, please provide name, location and possibly the number of employees.

7. Does the village have broadband?

Yes	No

8. Loss of Social and Community Facilities

Has your village lost any services or facilities in the past 5 years? If so, please specify.

9. Do you have any other comments?

Please can all response be completed by **Wednesday 13 December 2017** and emailed to forwardplanningconsultations@staffordbc.gov.uk

New Local Plan

Settlement Assessment

July 2018

Appendix B

Settlement Profiles

NB Bus timetables correct at time of publication

Settlement Assessment July 2018

Executive Summary

The Settlement Profiles within this Appendix provide further information linked to the Settlement Assessment, which sets out the proposed settlement hierarchy for Stafford Borough.

The settlement hierarchy is a way of categorising the towns and villages in the Borough, grouping together those that have similar characteristics. The Settlement Profiles summarise the services and facilities within each settlement, including community infrastructure, health care, and recreational and leisure amenities. Furthermore, the proximity of settlements to key employment locations has been identified, together with transport links and environmental constraints.

The Borough's principal settlement is Stafford which is the County town, and Stone being the largest market town. These towns are not featured within the document, as a separate assessment of the services and facilities available within these settlements will be undertaken. Walton-on-the-Hill or Doxey have not been included due to their locality within the Stafford urban area.

Similarly, those settlements in the north of the Borough which form part of the North Staffordshire urban areas have not been included, due to services and facilities available across the Borough's boundary in neighbouring areas.

Smaller settlements with fewer than 50 dwellings, or where there is no clearly definable village nucleus, are not included.

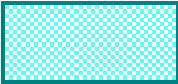

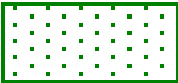




It is important to note that the assessment of the settlements is based on a snap shot in time of services and facilities, including the availability of public transport routes and may be subject to change in the future.

This document features the following settlements in alphabetic order:

Adbaston	Fulford	Moreton
Aston-By-Stone	Gayton	Norbury
Barlaston	Gnosall	Norton Bridge
Barlaston Park	Great Bridgeford	Oulton
Bradley	Great Haywood	Ranton
Brocton	Haughton	Salt
Brocton A34	Hilderstone	Seighford
Church Eaton	Hixon	Stallington
Cold Meece	Hopton	Swynnerton
Cotes Heath	Hyde Lea	Tittensor
Creswell	Ingestre	Weston
Croxton	Little Haywood & Colwich	Woodseaves
Derrington	Milford	Yarnfield
Eccleshall	Milwich	

Settlement Assessment July 2018

Environmental Constraints Key

	:	Flood Zone 2
	:	Flood Zone 3
	:	Green Belt
	:	Conservation Area
	:	Site of Special Scientific Interest
	:	Special Area of Conservation
	:	Area of Outstanding Natural Beauty

Adbaston

Adbaston Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	H L Ltd Premier Foods Group (Premier Brands Flashbrook Road)
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, public access to green space/recreation ground, limited bus service, visited by the mobile library once every three weeks.

Adbaston

Number of Dwellings

Number of Dwellings: **78**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	Flood plain to the west of the village
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain National Character Area (NCA), Adbaston is a nucleated settlement that occupies land within an ancient clay farmlands County Character Area (CCA). This is a small settlement comprising predominantly post war housing, with some older Victorian and inter-war buildings. Listed buildings include the Grade II Adbaston Hall and the Grade II* Church of St Michael and all Angels.
Agricultural land	The settlement is surrounded by grade 3 agricultural land except to the south where land is grade 2.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A41 which passes the village 7.6km to the south west.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

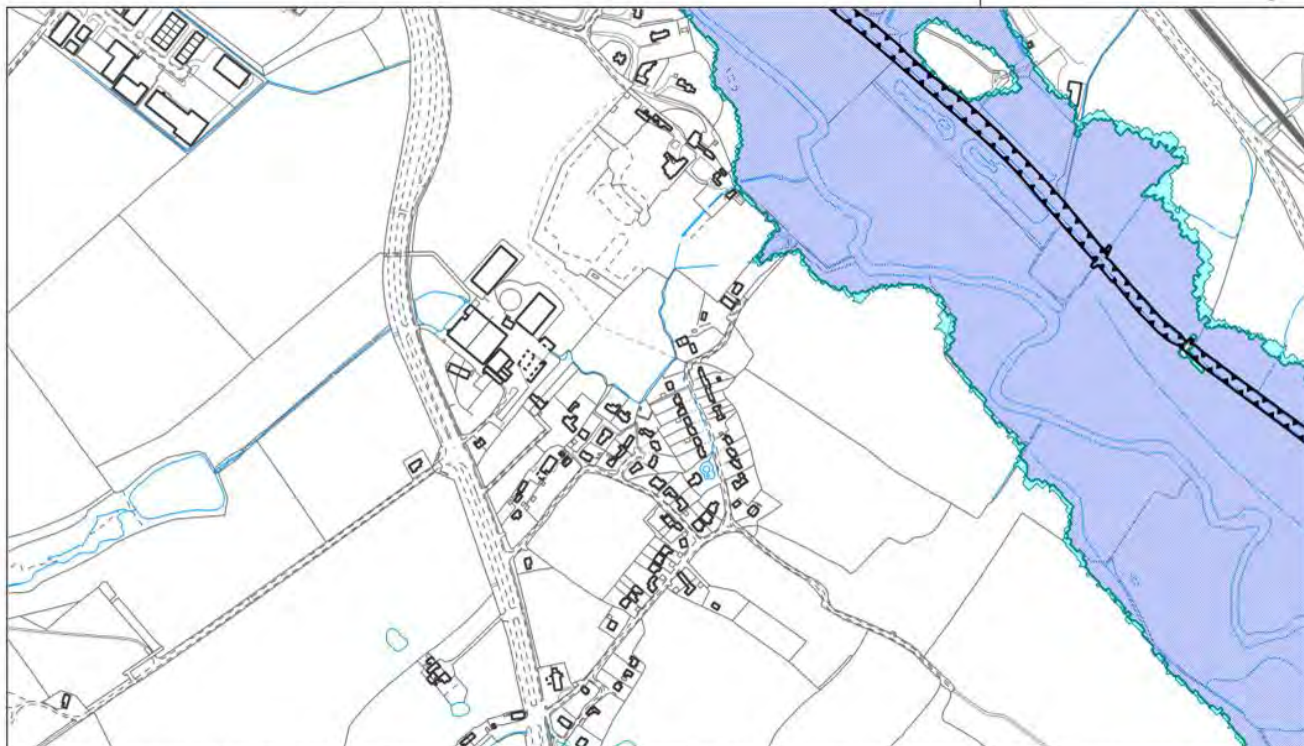
Call for sites 2018	None submitted
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Aston-by-Stone

Aston-by-Stone Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stone, and the employment opportunities offered.
Convenience Store	0	General Medical Practice/Dentist	0
School	Preparatory private	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

Restaurant, two places of worship, village hall, one educational facility within 1 km, two sports facilities, very good bus service.

Aston-by-Stone

Number of Dwellings

Number of Dwellings: **95**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	Flood plain to the north of the village.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Yes – the Trent and Mersey Canal Conservation Area, which was first designated in 1988, runs through the north of the village.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Aston-by-Stone is a dispersed settlement that occupies land within a settled farmlands CCA. The settlement is mainly composed of post war housing development, interspersed with some older residential developments. Listed buildings include the Grade II Yew Tree cottage, the Grade II Aston Hall and the Grade II Church of st Saviour.
Agricultural land	The settlement is surrounded by Grade 2 land to the west and grade 3 land to the east.
Other constraints	Not applicable

Accessibility

Road network	Aston by Stone can be accessed immediately from the A34 from the west.
Bus network	82 buses stop in Aston-by-Stone on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

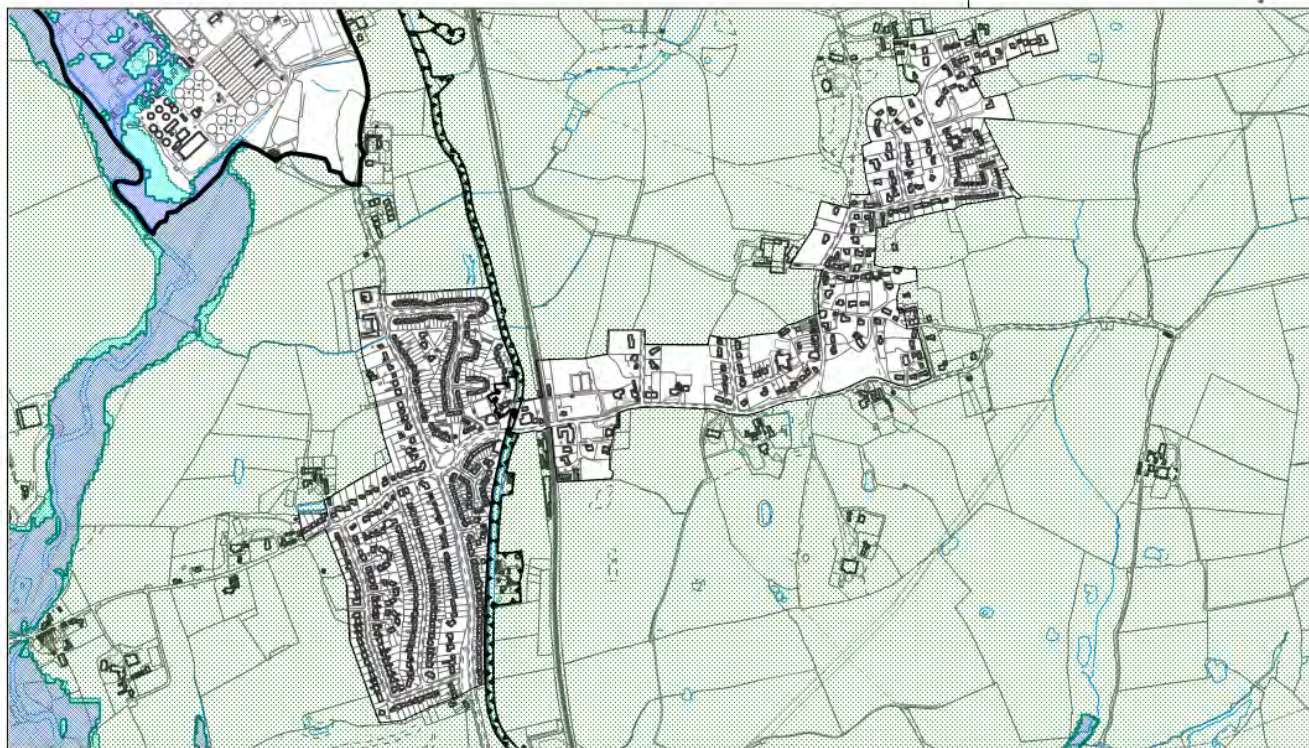
Call for Sites 2018	None submitted
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Barlaston

Barlaston Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Wedgwood and North Staffordshire Urban Area
Convenience Store	2	General Medical Practice/Dentist	1 General medical practice, 1 dentist
School	Barlaston C of E First School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

One post office, two convenience stores, multiple other shops/retail services, one restaurant, one public house, one doctor's surgery, one dentist, two places of worship, village hall, primary school, two sports facilities, public access to green space/recreation ground, good bus service, visited by the mobile library once every two weeks.

Barlaston

Number of Dwellings

Number of Dwellings: **756**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **16**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	The Trent and Mersey Canal Conservation Area, which was first designated in 1988, runs through the village.
Green Belt	Surrounded by Green Belt
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain and the Potteries & Churnet Valley NCA, Barlaston occupies land within a coalfield farmlands CCA. The settlement is mainly composed of 20th century housing development, with some older buildings interspersed throughout. Listed buildings include the Grade I Barlaston Hall and the Grade II Church of St John the Baptist.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A34 which is approximately 1.9km to the west.
Bus network	22 buses stop in Barlaston on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for Sites 2018	BAR02 – Land at Old Road, Barlaston
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Barlaston Park

Barlaston Park Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Wedgwood and North Staffordshire Urban Area
Convenience Store	1	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

One convenience store, one restaurant, public access to green space/recreation ground.

Barlaston Park

Number of Dwellings

Number of Dwellings: **298**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Potteries & Churnet Valley NCA, Barlaston Park is a stand alone model village, and occupies a coalfield farmland CCA. The settlement is composed of an inter-war residential development.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A34, which is approximately 3.8km to the west.
Bus network	2 buses stop in Barlaston Park on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Ultrafast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

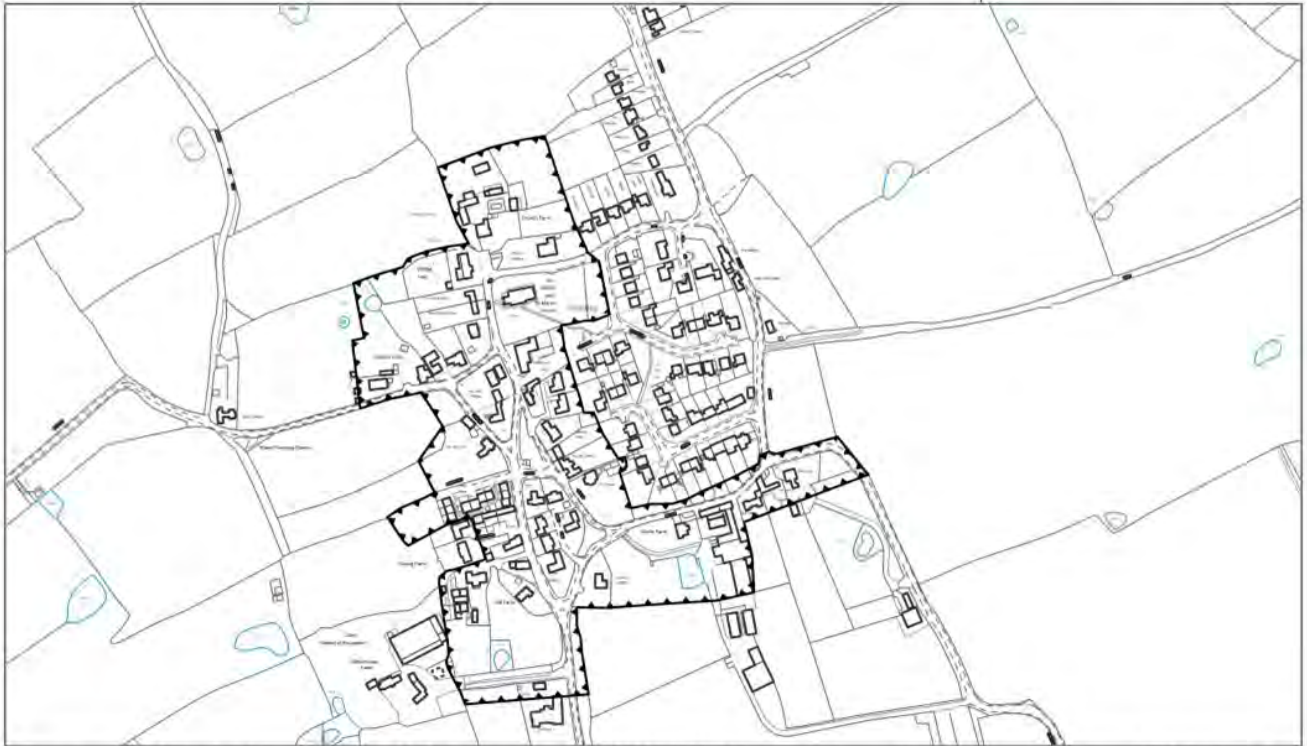
Call for sites 2018	None submitted
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Bradley

Bradley Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Wells Farm Dairy and Packaging
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, visited by the mobile library once every three weeks, limited bus service.

Bradley

Number of Dwellings

Number of Dwellings: **106**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Bradley lies within the Bradley conservation Area, which was first designated in 1969.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Bradley is a nucleated settlement, that occupies land within an ancient redlands CCA. The settlement is composed of two sections, one of which contains older 19th and 20th century buildings, whilst the other is occupied by a mid 20 th century residential development.
Agricultural land	The settlement is surrounded by grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A34, which is approximately 0.7km to the south west.
Bus network	6 buses stop in Bradley on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for sites 2018	BRA01 – Land at Mitton road, Bradley
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Brocton



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office, one convenience store, one public house, one place of worship, one village hall, one sports facilities, public access to green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Brocton

Number of Dwellings

Number of Dwellings: **284**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **9**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Yes – Brocton falls within both a SAC and a SSSI. Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Cannock Chase & Cank Wood NCA, Brocton is a sprawling settlement, which occupies land within a settled farmlands CCA. Brocton has a historic centre, which contains a number of listed buildings including the Grade II Brocton Hall and the Grade II Village farmhouse. Brocton has undergone significant post-war development on its outer edges, and thus is composed of a mixture of older and more recent developments.
Agricultural land	Woodland
Other constraints	AONB

Accessibility

Road network	The nearest main road is the A34, which is approximately 0.7km to the south west..
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast available to some (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

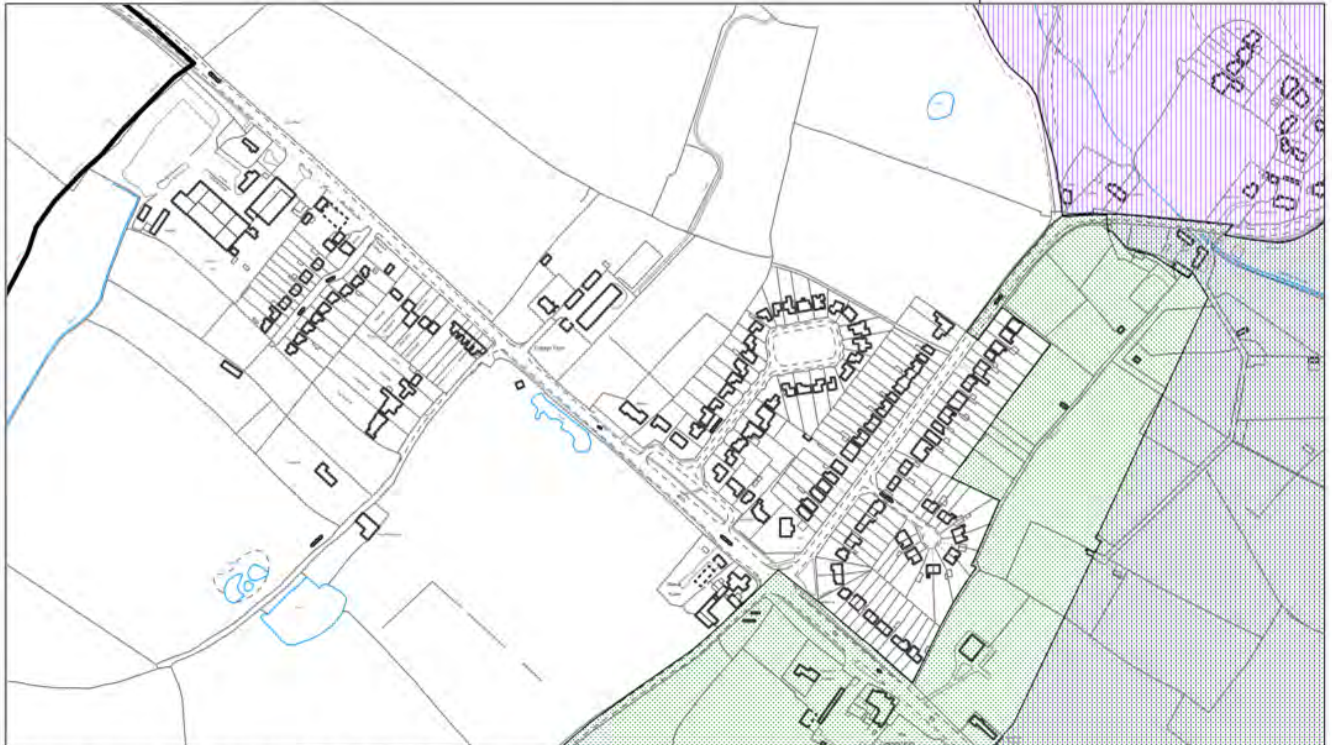
Call for sites 2018	BRO02 – Land at Sawpit Lane, Brocton
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Brocton A34

Brocton A34 Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

One public house, public access to green space/recreation ground, limited bus service.

Brocton A34

Number of Dwellings

Number of Dwellings: **294**

Medium village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	The Green Belt abuts the south of the settlement.
Landscape and townscape	Lying within the Cannock chase & Cank Wood NCA, Brocton A34 is an isolated settlement that occupies land within a settled farmland CCA. Brocton A34 is composed of inter and post war residential developments.
Agricultural land	Woodland
Other constraints	Not applicable

Accessibility

Road network	Brocton A34 is accessible immediately from the A34, which lies to the west.
Bus network	54 buses stop in Brocton A34 on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast available to some (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

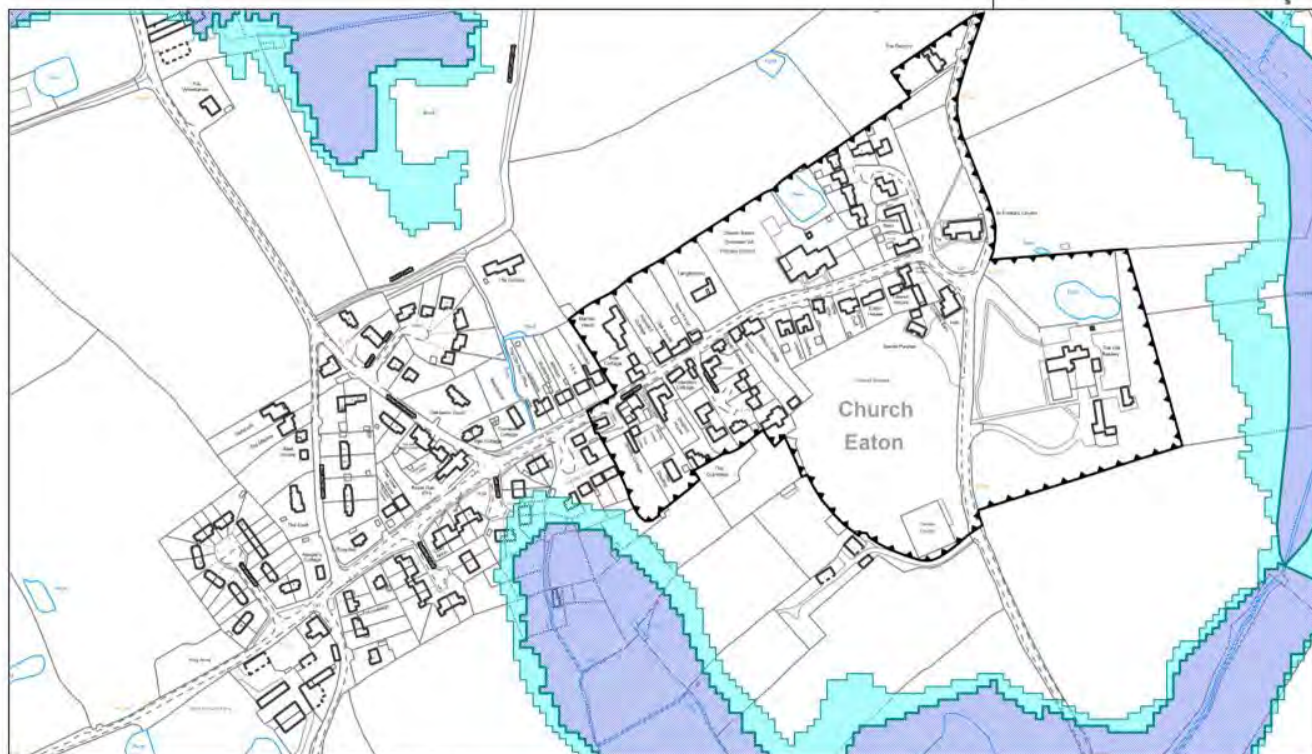
Call for sites 2018	BRO01 – Land at Bank Farm Cottage
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Church Eaton

Church Eaton Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Church Eaton Endowed Primary School	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, one primary school, one sports facility, public access to green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Church Eaton

Number of Dwellings

Number of Dwellings: **141**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	Yes – the settlement is surrounded by the flood plain.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Church Eaton lies within the Church Eaton Conservation Area, which was first designated 1973.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire NCA, Church Eaton is a linear settlement that occupies land within an ancient clay farmlands CCA. The settlement is composed of 2 halves; the older eastern half, which consists of Victorian era buildings, and the more recent western half, which is comprised of mid-late twentieth century developments. Listed buildings include the Grade II Old Rectory, Grade II Dolphin House and the Grade II* Church of St Editha.
Agricultural land	The settlement is covered mainly by grade 3 agricultural land, except from to the east which is grade 4.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which is approximately 3.9km to the north.
Bus network	9 buses stop in Church Eaton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and part Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

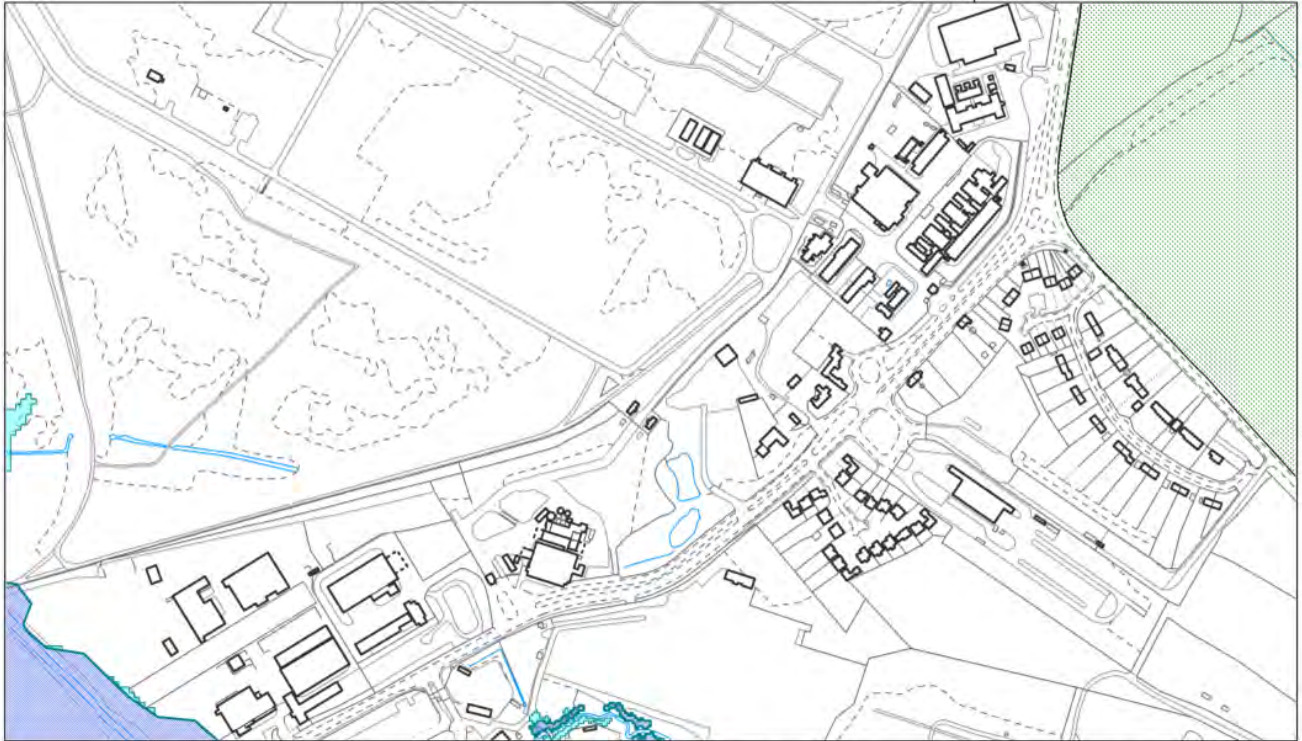
Call for sites 2018	CHU01 (Site a and b) – Land off Malthouse Lane & High Street, Church Eaton CHU02 – Land off Church Eaton Road
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Cold Meece

Cold Meece Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Orbital Systems Ltd, Brookside Business Park, Raleigh Hall RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	0	Village hall/community meeting place	0

Limited bus service.

Cold Meece

Number of Dwellings

Number of Dwellings: **74**
Cold Meece

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	The flood plain lies to the south west of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	The Green Belt lies to the north east of the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain, Cold Meece is a linear settlement that occupies land within a settled farmlands CCA. The settlement is composed of 18 th century buildings, as well as more recent 20th century residential dwellings.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A519, which is approximately 3.7km to the south west.
Bus network	22 buses stop in Cold Meece on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for sites 2018	ECC10 – Former MoD Test Firing Ranges, Cold Meece ECC11 – Brookside Business Park ECC15 – Birchhouse Lane Industrial Estate, Cold Meece CHE03 – Baden Hall Farm, Swynnerton Road
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Cotes Heath

Cotes Heath Environmental Constraints

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Moorfields RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one sports facility, public access to green space/recreation ground.

Cotes Heath

Number of Dwellings

Number of Dwellings: **138**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	The Green Belt covers the north portion of the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Cotes Heath is a nucleated settlement that occupies land within a lowland village farmlands CCA. The settlement is composed of 19th and 20th century buildings, as well as more recent post war residential developments. Listed buildings include the Grade II Church of St James.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	Cotes Heath is accessible immediately from the A519 to the east.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	STAN01 – Land at Nelson’s Crescent
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Creswell



Creswell Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stafford, and the employment opportunities there.
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	0	Village hall/community meeting place	0

Limited bus service.

Creswell

Number of Dwellings

Number of Dwellings: **145**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	The flood plain abuts the north-west boundary of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Creswell is a linear settlement that occupies land within a settled farmland CCA. The settlement is a typical ribbon of development, typical of the inter-war period, which has undergone some post war development. Listed structures include the remains of Creswell Chapel.
Agricultural land	The settlement consists of mainly grade 3 agricultural land, except from to the east, which is grade 2.
Other constraints	Not applicable

Accessibility

Road network	Creswell is positioned immediately off a roundabout with access points to the A34 and the M6.
Bus network	23 buses stop in Creswell on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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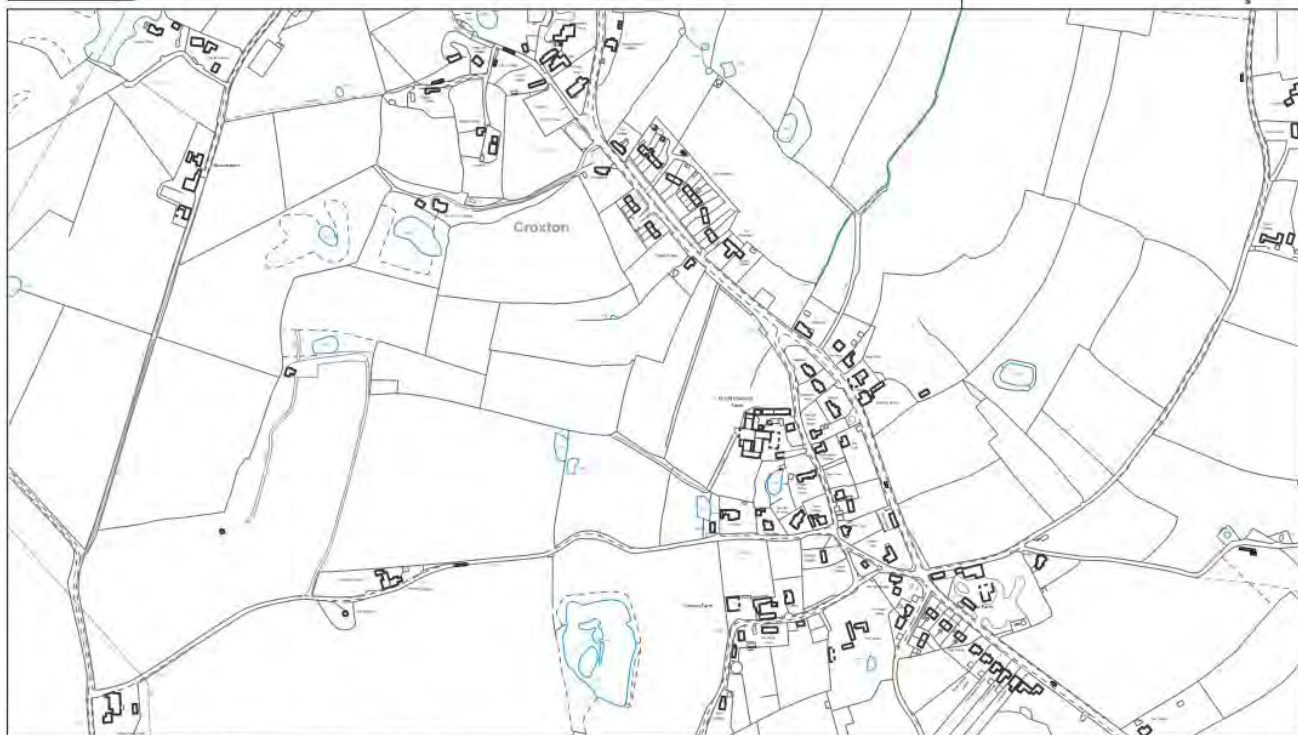
Croxton



Croxton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	1	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

One post office, one convenience store, one other shop/retail service, two places of worship, one village hall, one sports facility, public access to green space/recreation ground.

Croxton

Number of Dwellings

Number of Dwellings: **81**
Small village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **1**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Croxton is a dispersed settlement which occupies land within a wooded hills and farmland CCA. The settlement has two core areas, Croxton Bank to the north and Croxton to the south. The northern area consists mainly of local authority housing, whilst the southern area consists mainly of older buildings. Listed buildings include the Grade II Church of St Paul.
Agricultural land	The settlement consists mainly of grade 3 agricultural land, except from to the north and south west, which is grade 2.
Other constraints	Not applicable

Accessibility

Road network	Croxton is positioned immediately on the B5026.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in parts (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Derrington

Derrington Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Boons Industrial Estate, within 3km of Stafford and the employment opportunities there.
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office, one public house, two places of worship, one village hall, one sports facility, public access to green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Derrington

Number of Dwellings

Number of Dwellings: **320**
Medium Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	Yes – the east of the settlement falls in the flood plain.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Derrington is a nucleated settlement which occupies land within an ancient clay farmlands CCA. The settlement consists of a mixture of older and more recent residential developments. The older parts of the settlement have been isolated from each other by the construction of post-war residential developments. Listed buildings include the Grade II Derrington Hall and the Grade II Blue Cross Farmhouse.
Agricultural land	The settlement consists mainly of grade 3 agricultural land, except from to the north which is grade 4.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which is 1.5km to the south.
Bus network	9 buses stop in Derrington on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Eccleshall



Eccleshall Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Raleigh Hall RIE
Convenience Store	2	General Medical Practice/Dentist	1 general medical practice, 1 dentist.
School	Bishop Lonsdale C of E Primary Academy	Library	Yes
Public House	4+	Sports or recreation ground	Yes
Place of worship	4+	Village hall/community meeting place	1

One post office, two convenience stores, multiple other shops/retail services, multiple takeaways/restaurants, multiple public houses, one doctors surgery, one dentist, one library, multiple places of worship, one village hall, one primary school, four sports facilities, public access to green space/recreation ground, good bus service.

Eccleshall

Number of Dwellings

Number of Dwellings: **1,541**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **265**

Physical Characteristics

Flood Risk	The flood plain sits to the north of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	Eccleshall lies within the Eccleshall Conservation Area, which was first designated in 1969.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Eccleshall is a nucleated settlement which occupies land within an ancient clay farmland CCA. Eccleshall has a historic core, with a ribbon of buildings pre-dating the Victorian era forming the main high street. A significant number of buildings on the high street are listed. However, the settlement has seen significant expansion in more recent years, with pre and post war residential developments now being found to the north of the high street. Listed buildings include the Grade II Bell Inn, the Grade II Crown Inn, the Grade II* Eccleshall Castle and the Grade I Church of the Holy Trinity.
Agricultural land	The settlement consists of grade 3 agricultural land in the centre, Grade 2 land to the east and grade 4 to the north.
Other constraints	Not applicable

Accessibility

Road network	Eccleshall forms the intersection for the A5013, A519, B5026 and multiple minor roads.
Bus network	24 buses stop in Eccleshall on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	ECC01 – Land at Cross Butts ECC02 – Land to the south of Stone Road ECC03 – Land off Green Lane ECC05 – Land off Shaw Lane ECC06 – Land between Stone & Stafford Road ECC07 – Land to the north of Stone Road and east of the Burgage ECC08 – Land off the A519 to the south of Eccleshall ECC09 – Land off Shaw's Lane ECC12 – Land north of the Burgage ECC14 – Land north of Shaw's Lane, Eccleshall ECC16 – Eccleshall Police Station ECC18 – Land east of Castle Street
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Settlement Assessment 2018

Fulford

Fulford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Fulford Primary School	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One farm shop, one public house, one village hall, one primary school, public access to areas of green space/recreation ground, limited bus service.

Fulford

Number of Dwellings

Number of Dwellings: **286**

Medium Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	Fulford lies within the Fulford Conservation Area, which was first designated in 1978.
Green Belt	The greenbelt surrounds the settlement.
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Fulford is a nucleated settlement which occupies land within two CCA's; sandstone hills & heaths and settled farmlands. The settlement consists of substantial post war development and Victorian era buildings. Listed buildings include the Grade II Fulford Hall, the Grade II Old House Farmhouse and the Grade II Church of St Nicholas.
Agricultural land	The settlement consists of grade 3 agricultural land to the east and grade 4 land to the west.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5066, which is approximately 1.4km to the west.
Bus network	Not applicable
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

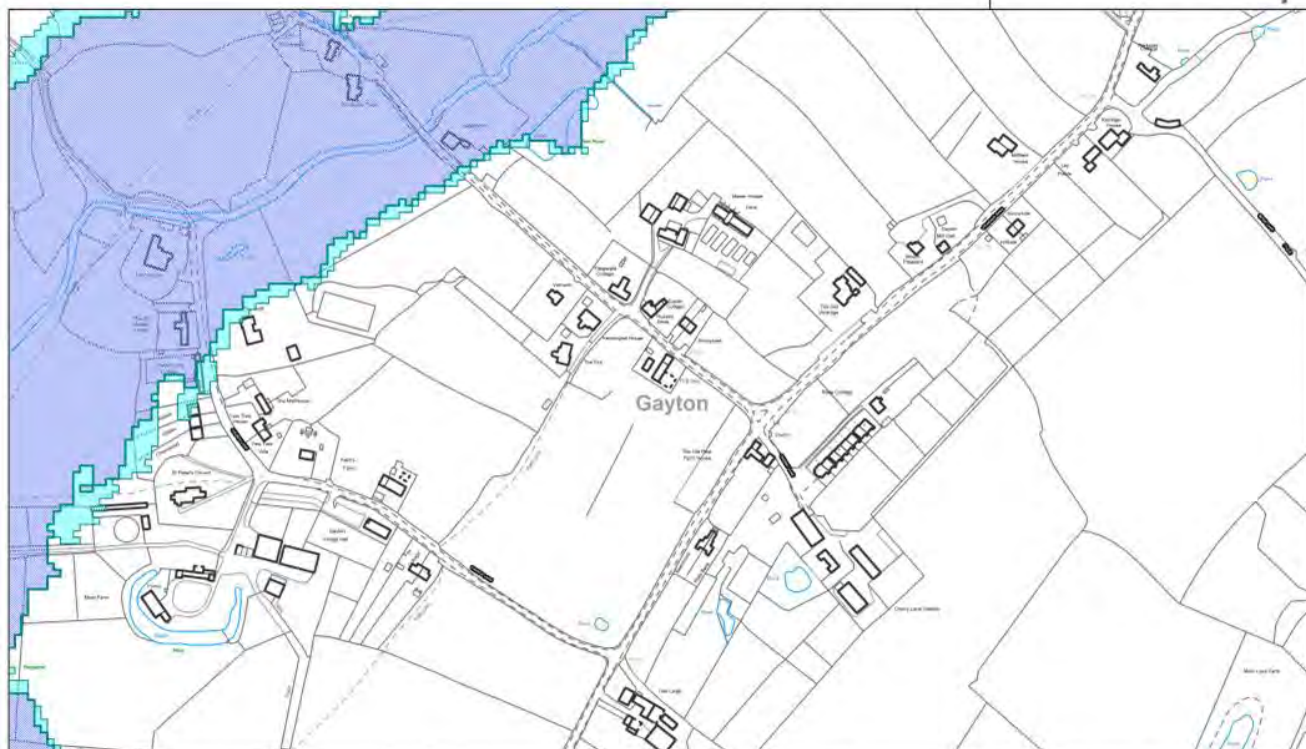
Call for sites 2018	None submitted
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Gayton

Gayton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Weston House Business Complex, Hixon Airfield, Hixon Industrial Estate
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall.

Gayton

Number of Dwellings

Number of Dwellings: **51**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain sits at the north west of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Gayton is a linear settlement which occupies land within a settled farmland CCA. The settlement consists of Victorian era buildings, interspersed with post-war and inter-war residential developments. Listed buildings include the Grade II Wetmoor Farmhouse, the Grade II Sandon Park and the Grade II* Church of St Peter.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which lies approximately 1.4km to the south.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

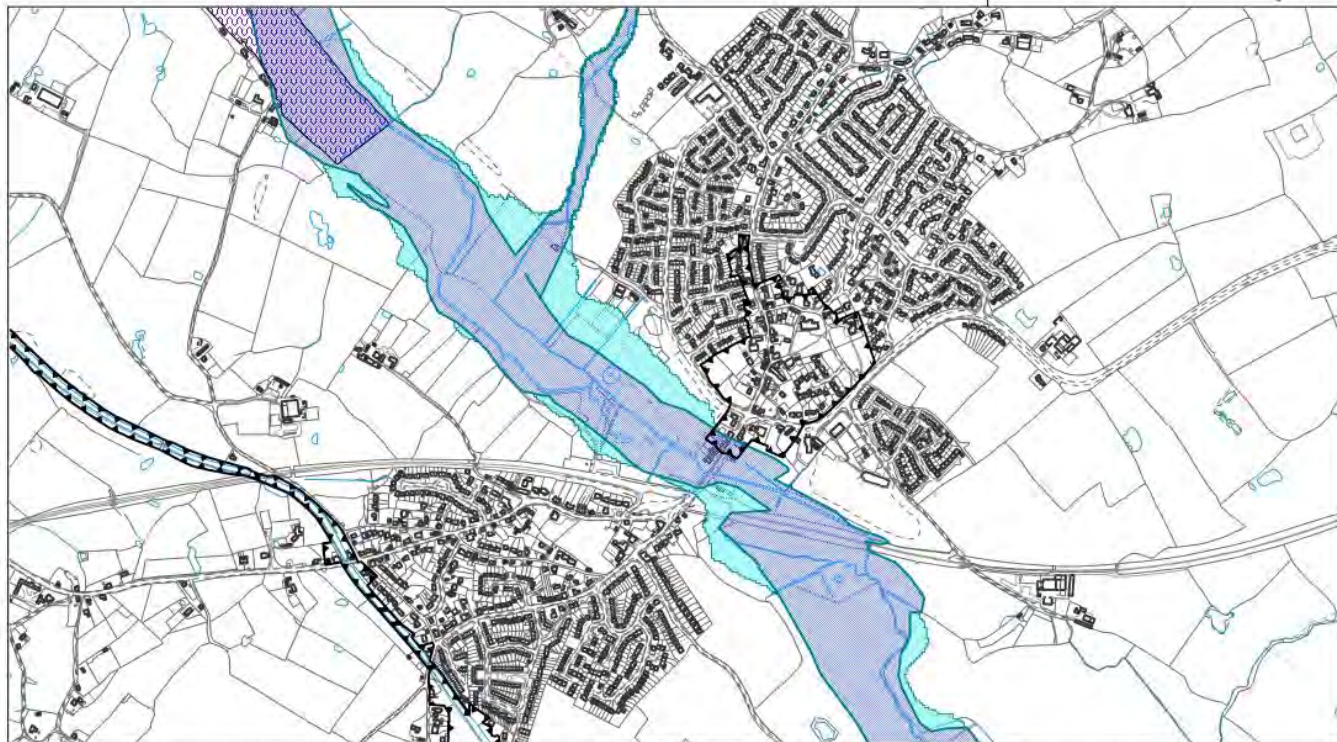
Call for sites 2018	None submitted
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Gnosall

Gnosall Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	3	General Medical Practice/Dentist	1 general medical practice, 2 dentists
School	Gnosall St. Lawrence C of E Primary Academt & Gnosall St Lawrence Pre-School	Library	Mobile
Public House	4+	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	2

One post office, three convenience stores, two other shops/retail services, multiple takeaways/restaurants, multiple public houses, one doctor's surgery, two dentists, two places of worship, two village/church halls, one primary school, four sports facilities, public access to areas of green space/recreation ground, visited by the mobile library once every week, good bus service.

Gnosall

Number of Dwellings

Number of Dwellings: **1,903**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **152**

Physical Characteristics

Flood Risk	The flood plain surrounds the settlement on the western boundaries.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Gnosall lies within the Gnosall Conservation Area, which was first designated in 1971.
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Gnosall is a nucleated settlement which occupies land within an ancient clay farmlands CCA. The settlement is comprised of two halves; to the north lies Gnosall, which is comprised of inter-war and Victorian era buildings, and to the south lies Gnosall Heath, which is primarily comprised of post war residential developments. Listed buildings include the Grade II windmill tower on Broadhill, the Grade II Walnut Tree Farmhouse and the Grade II Church Cottage.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 5 to the west and Grade 2 to the north.
Other constraints	Not applicable

Accessibility

Road network	The A518 runs sits immediately to the south.
Bus network	58 buses stop in Gnosall on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Standard and Superfast in part (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	GNO02 – Land at Bank Top Garage GNO03 – Land at the Rumping Cat GNO04 – Land at Manor Farm GNO05 – Land at the Horseshoe, Audmore GNO06 – Land off Brookhouse Road
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Great Bridgeford

Great Bridgeford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Ladfordfields RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	1

One public house, one village hall, two sporting facilities, public access to areas of green space/recreation ground, good bus service.

Great Bridgeford

Number of Dwellings

Number of Dwellings: **304**

Medium Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **1**

Physical Characteristics

Flood Risk	Yes – the flood plain intersects the settlement .
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Chesire & Staffordshire Plain NCA, Great Bridgeford is a nucleated settlement which occupies land within a settled farmland CCA. The settlement is divided into two distinct parts by the River Sow and its floodplain, and the West Coast Mainline. The settlement consists of inter war ribbon development along the A5013, Whitgreave Road and the B5903 Newport Road. A post war estate of considerable size has been developed to the south of the A5013. Listed buildings include the Grade II Bridgeford Hall.
Agricultural land	The settlement consists of Grade 2 agricultural land to the west and grade 4 to the east.
Other constraints	The West Coast Mainline runs through the centre of Great Bridgeford.

Accessibility

Road network	Great Bridgeford sits at the intersection of the A5013 and the B5405.
Bus network	35 buses stop in Great Bridgeford on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in parts (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

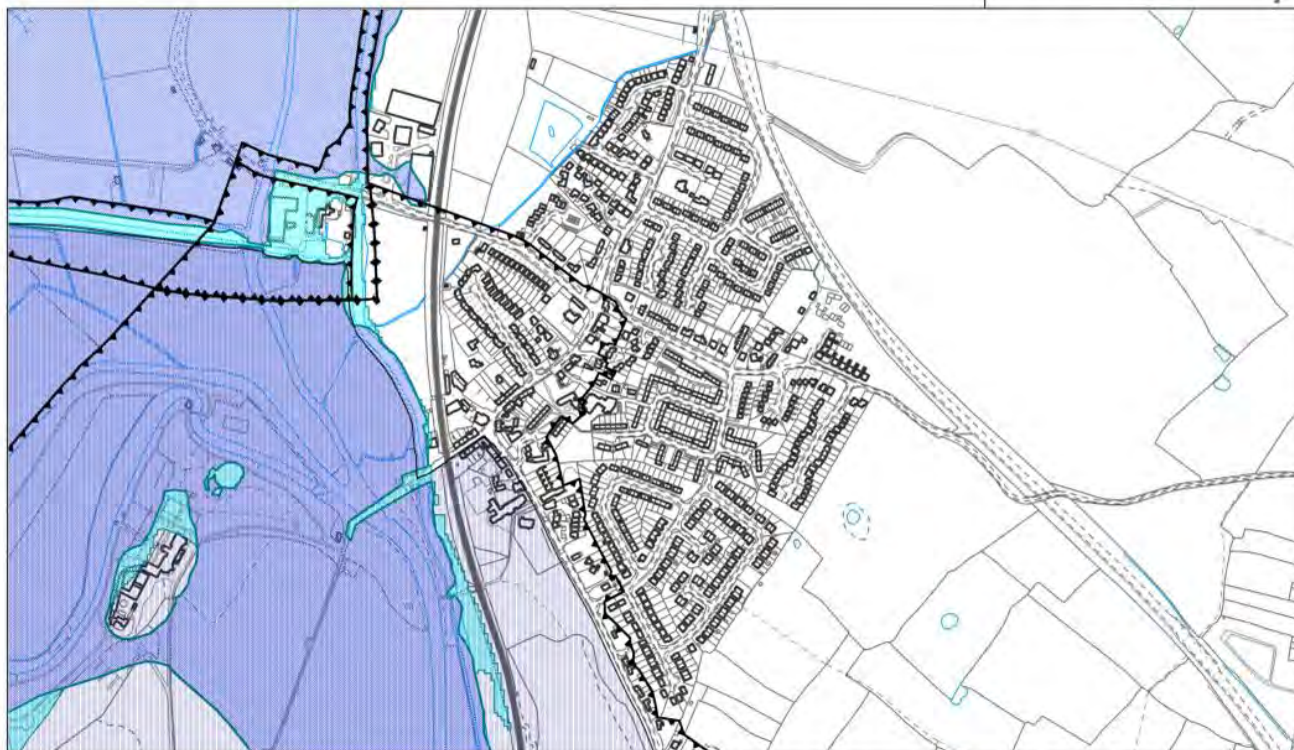
Call for sites 2018	SEI04 – Land at Bridgeford Hurst SEI05 – Land to the south east of the b5405 SEI08 – Land on the outskirts of Great Bridgeford SEI09 – Land to the south of the village hall
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Great Haywood

Great Haywood Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Elms, Business Centre, Pasturefields RIE.
Convenience Store	1	General Medical Practice/Dentist	1 general medical practice, 1 dentist
School	St John's RC Primary, Anson c of E Primary school	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	2

One post office, one convenience store, multiple other shops/retail services, two takeaways/restaurants, one public house, one doctor's surgery, one dentist, two places of worship, two village/church halls, one primary school, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, good bus service.

Great Haywood

Number of Dwellings

Number of Dwellings: **998**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **224**

Physical Characteristics

Flood Risk	The flood plain lies to the west of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Great Haywood lies within the Great Haywood and Shugborough Conservation Area, which was first designated in 1969.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Great Haywood is a nucleated settlement that occupies land within a settled farmlands CCA. The settlement has a historic core, which is found on the Main road and Trent Lane, with buildings dating back to medieval times. However, many of the Georgian, Victorian and medieval buildings have been replaced by more recent post-war residential developments. However, some examples of older buildings remain extant. Listed buildings include the Grade II Haywood House, the Grade II Great Haywood Post Office, the Grade II Abbey House and the Grade I Shugborough Hall.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Bordered by the AONB on its western boundary, as well as the West Coast Mainline, which forms the boundary of the AONB. Furthermore, the northern section of the settlement lies within the 500 metre HS2 buffer.

Accessibility

Road network	Great Haywood can be accessed immediately from the A51, which sits to the north.
Bus network	28 buses stop in Great Haywood on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

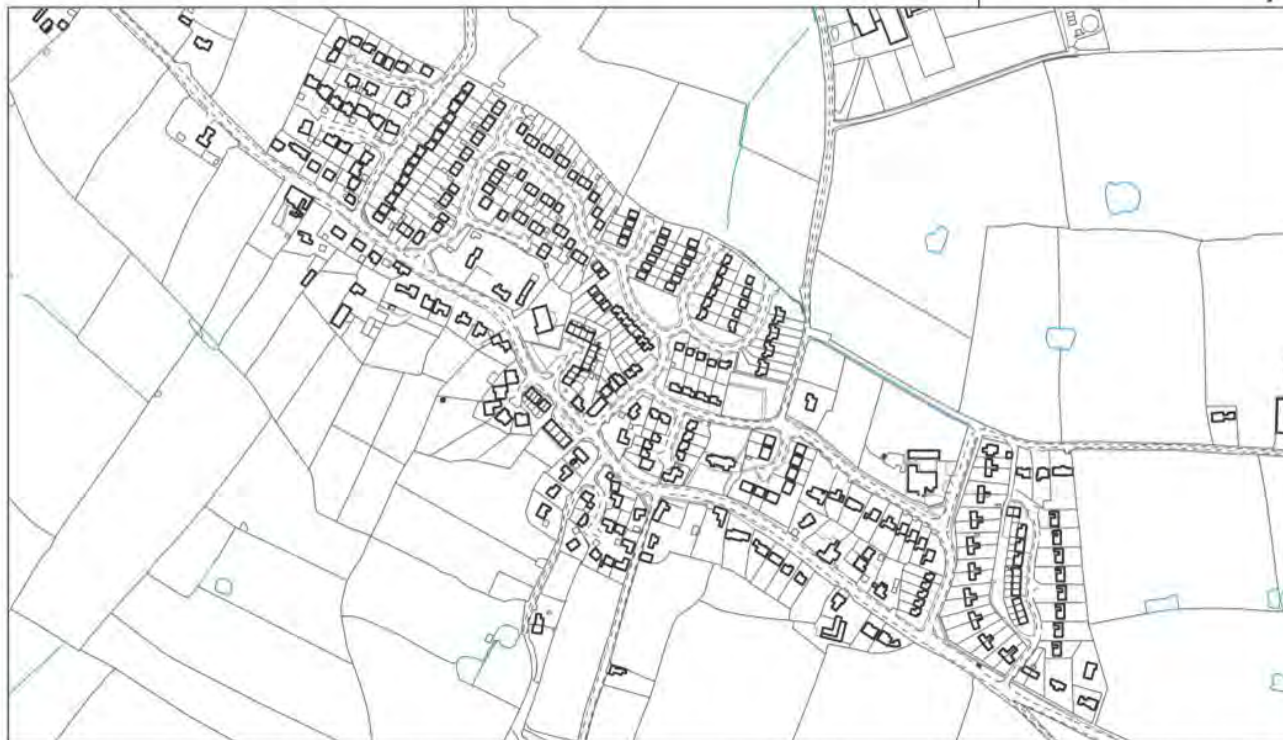
Call for sites 2018	COL06 – Land at Tixall Lane COL07 – Land at Mill Lane COL08 – Land at Mill Lane
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Haughton

Haughton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Haughton St. Giles Cof E Primary Academy	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office, one convenience store, three other shops/retail services, one takeaway/restaurant, one public house, one place of worship, one village hall, one primary school, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Haughton

Number of Dwellings

Number of Dwellings: **342**
Medium Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **11**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Haughton is a linear settlement that occupies land within an ancient clay farmlands CCA. The older part of the settlement lies either side of the main road. Listed buildings include the Grade II Haughton Villa, the Grade II Church of St Giles and the Grade II* Haughton Old Villa.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The A519 runs directly through the centre of the village.
Bus network	66 buses stop in Haughton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

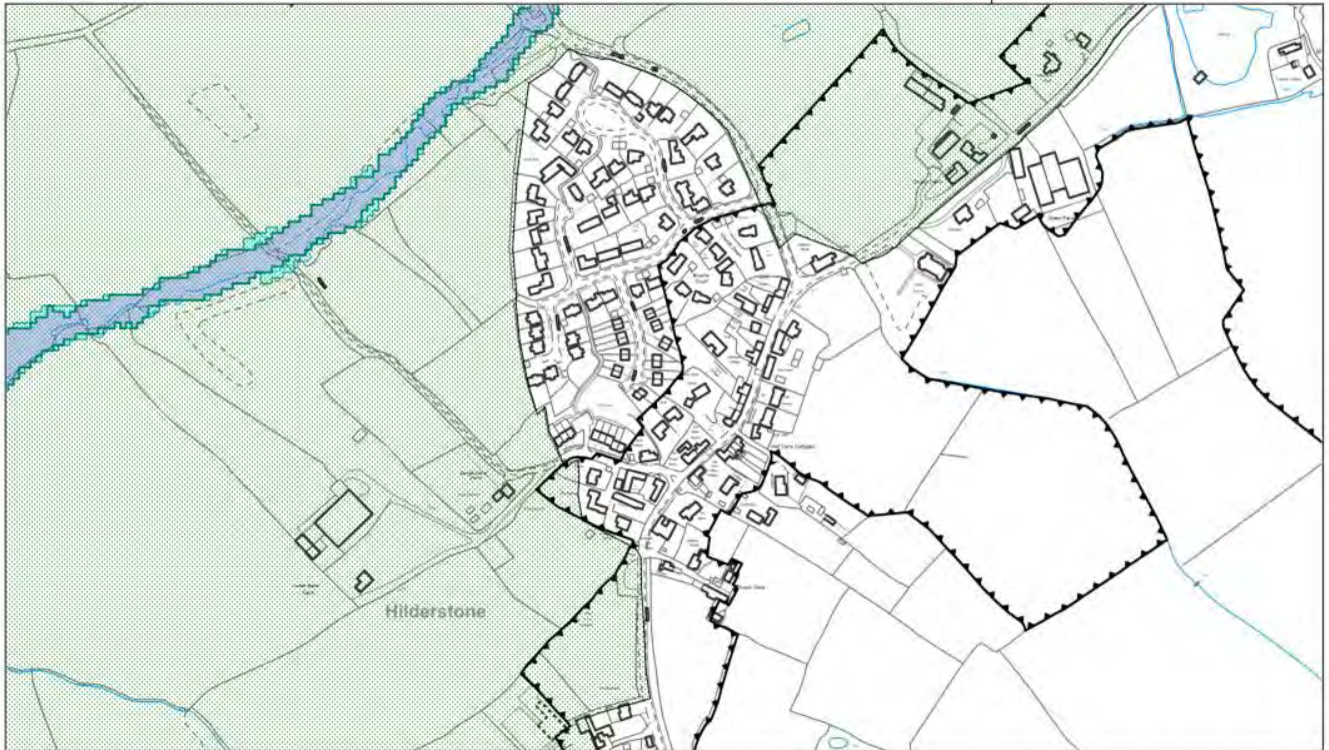
Call for sites 2018	BRO02 – Land at Sawpit Lane, Brocton
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Hilderstone

Hilderstone Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	0

One public house, one place of worship, one village hall, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Hilderstone

Number of Dwellings

Number of Dwellings: **164**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	The flood plain lies to the north west of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Hilderstone lies within the Hilderstone conservation Area, which was first designated in 1977.
Green Belt	The Green Belt surrounds the settlement on its north and west edges.
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Hilderstone is a nucleated settlement that occupies land within a settled plateau farmland CCA. The focal point of the settlement is the junction of the roads to Cheadle and Stone. Around this junction is the church and former school. Listed buildings include the Grade II Hilderstone Hall, the Grade II Hilderstone House and the Grade II Lower Farmhouse.
Agricultural land	The settlement consists of grade 3 agricultural land to the east and grade 4 to the west.
Other constraints	Not applicable

Accessibility

Road network	Hilderstone sits directly on the B5066.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

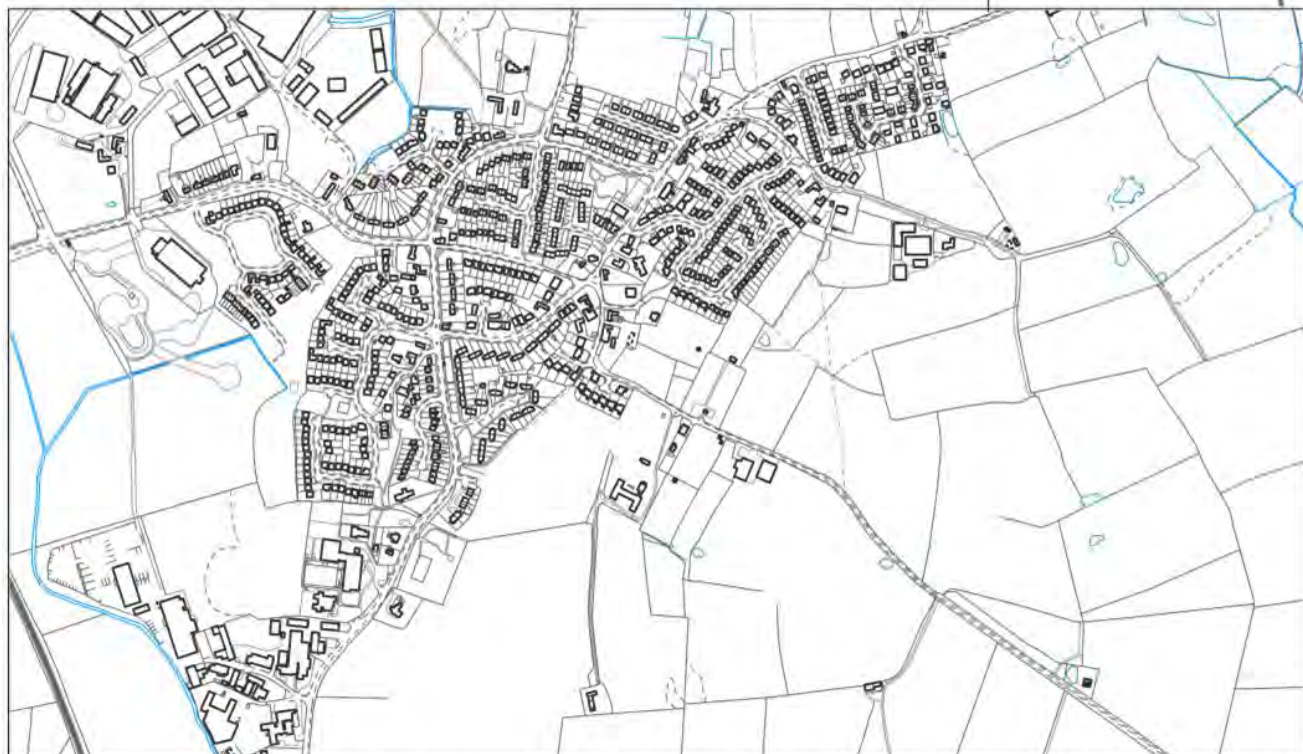
Call for sites 2018	HIL01 & HIL02 – Hedgehog House, Dingle Lane
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Hixon

Hixon Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Pasturefields RIE, Hixon Airfield, Hixon Industrial Estate, Abnormal Load Engineering, Weston House business Complex
Convenience Store	1	General Medical Practice/Dentist	0
School	St. Peter's C of E Primary School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	2

One post office, one convenience store, multiple other shops/retail services, two takeaways/restaurants, two public houses, one place of worship, two village/church halls, one primary school, one secondary school, one sports facility, public access to areas of green space, visited every three weeks by the mobile library, good bus service.

Hixon

Number of Dwellings

Number of Dwellings: **819**
Large Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **163**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Hixon is a nucleated settlement that occupies land within a settled farmlands CCA. The settlement has undergone considerable post-war residential developments, but some older buildings remain. Listed buildings include the Grade II Mount Pleasant, the Grade II Bank House Public House and the Grade II Church of St Peter.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A51, which sits approximately 1.6km to the west.
Bus network	26 buses stop in Hilderstone on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

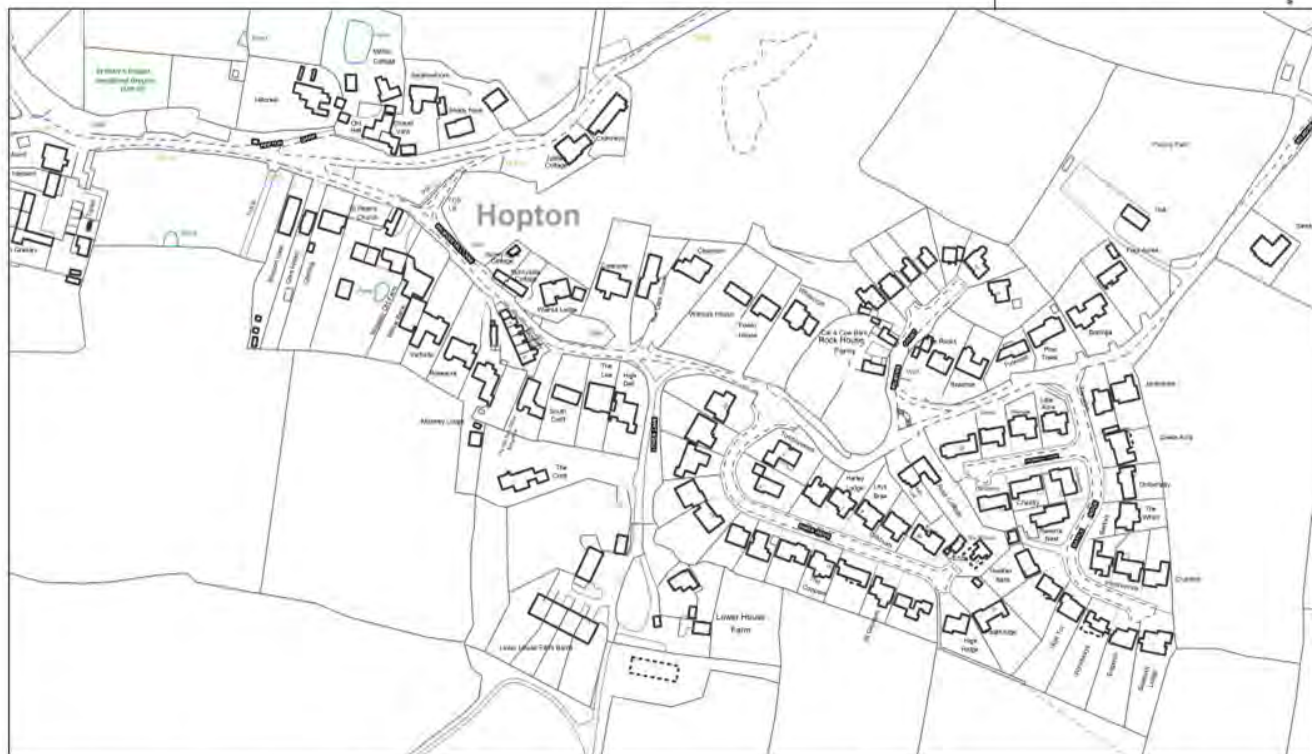
Call for sites 2018	HIX01 – Grange Hill Farm, Church Lane HIX02 – Land west of Church Lane HIX03 – Land east of Church Lane HIX04 – Land west of Egg Lane HIX05 – Land north of Hixon HIX07 – Former Hixon Airfield HIX08 – Former Hixon Airfield HIX09 – Land off Puddle Hill HIX10 – Land off Puddle Hill
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Hopton

Hopton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stafford, and the associated employment opportunities
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one sports facility, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks, limited bus service.

Hopton

Number of Dwellings

Number of Dwellings: **104**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Cannock Chase & Cank Wood NCA, Hopton is a linear settlement that occupies land within two CCAs; one a settled farmland, and the other sandstone hills and heaths. The settlement is comprised of 18 th and 19 th century buildings which have been interspersed with post war residential development. The listed site of the Battle of Hopton Heath Battlefield lies to the north east of the settlement.
Agricultural land	The settlement consists of grade 4 agricultural land to the west and grade 3 agricultural land to the east.
Other constraints	The designated HS2 route runs through the centre of Hopton.

Accessibility

Road network	The nearest main road is the B5066, which is approximately 0.9km to the west.
Bus network	9 buses stop in Hopton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

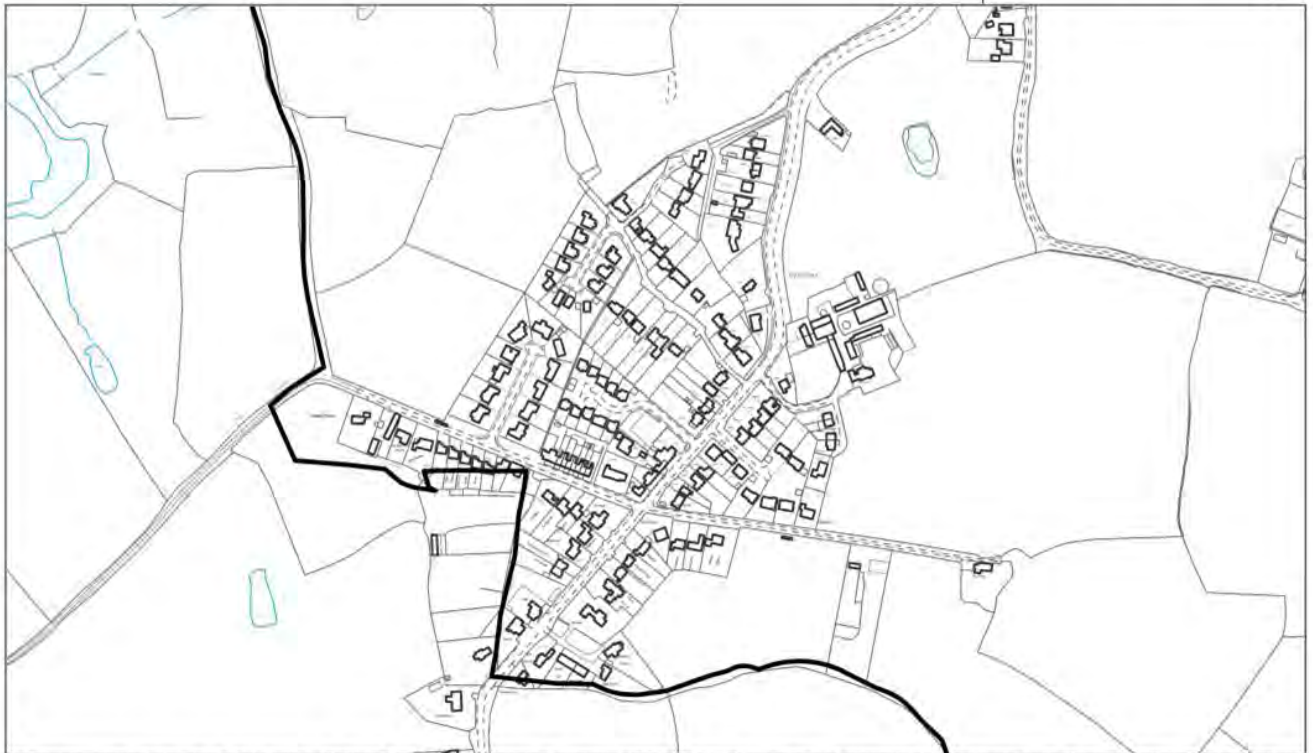
Call for sites 2018	HOP07 – Land at Wilmore Lane
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Hyde Lea

Hyde Lea Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Boons Industrial Estate, within 3km of Stafford and the associated employment opportunities
Convenience Store	0	General Medical Practice/Dentist	0
School	Stafford Grammar School	Library	0
Public House	1	Sports or recreation ground	No
Place of worship	0	Village hall/community meeting place	1

One public house, one village hall, one primary school, one secondary school, limited bus service.

Hyde Lea

Number of Dwellings

Number of Dwellings: **142**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Hyde Lea is a nucleated settlement that occupies land within a settled farmland CCA. The settlement consists of post-war buildings interspersed with older buildings. Listed sites include the scheduled ancient monument moated and ancillary enclosure, located to the south west of Stafford Castle.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is A449, which is approximately 2km to the east.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

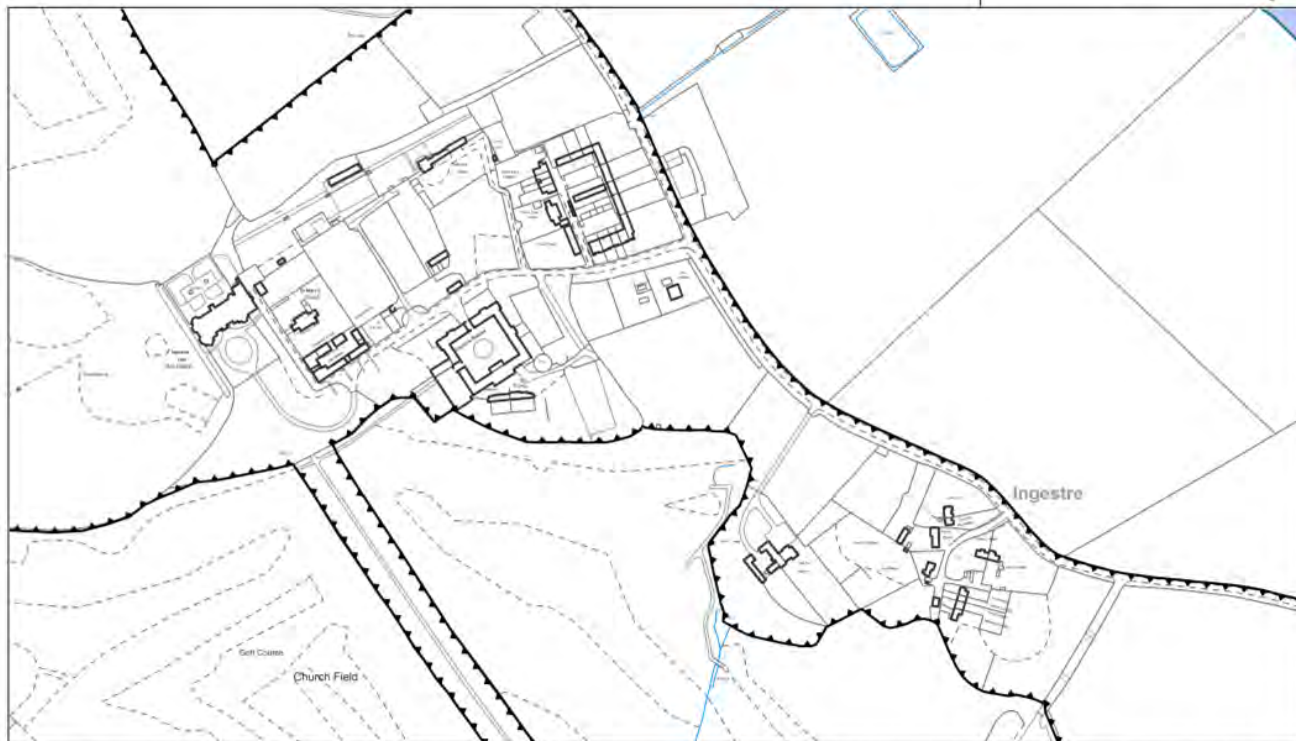
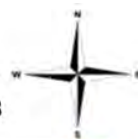
Call for sites 2018	None submitted
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Ingestre

Ingestre Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Pasturefields RIE, Elms Business Centre, Hixon Airfield, Hixon Industrial Estate, Weston House Business Complex, Abnormal Load Engineering
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one sports facility.

Ingestre

Number of Dwellings

Number of Dwellings: **72**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Ingestre lies within the Ingestre Conservation Area, which was first designated in 1970.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Ingestre is a dispersed settlement that occupies land within a settled pastoral upland CCA. The settlement is comprised of buildings dating back to the 17 th century, and is interspersed with more recent residential buildings. Listed buildings include the Grade II* Ingestre Hall, the Grade II Pavilion in Ingestre Park and the Grade I Church of St Mary.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Ingestre is adjacent to the 500 metre HS2 buffer.

Accessibility

Road network	The nearest main road is the A51, which is approximately 1.6km to the north east.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and parts have Ultrafast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Settlement Assessment July 2018

Little Haywood & Colwich

Little Haywood & Colwich Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Elms Business Centre
Convenience Store	0	General Medical Practice/Dentist	1 dentist
School	Colwich C of E Primary School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

Two comparison stores, two public houses, one dentist, one place of worship, one village hall, public access to areas of green space/recreation ground, visited once every three weeks by the mobile library, good bus service.

Settlement Assessment July 2018

Little Haywood & Colwich

Number of Dwellings

Number of Dwellings: **966**
Large Village

Number of Dwellings granted during the
PFSB 2011-2031 as at 31st March 2017: **11**

Physical Characteristics

Flood Risk	The flood plain lies to the south of the settlement .
Biodiversity (SAC/SSSI)	Grade I Site of Biological/Geological Interest at Colwich Brick Works. Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	Little Haywood & Colwich lies within the Colwich and Little Haywood Conservation Area, which was first designated in 1974, whilst the Trent and Mersey Canal Conservation Area, which was first designated in 1988, follows the line of the valet and towards Cannock Chase.
Green Belt	No
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Little Haywood & Colwich is a nucleated settlement that occupies land within a settled farmland CCA. The West Coast Mainline divides the two settlements and the eastern limits of the settlement is framed by the A51. Whilst both settlements have undergone significant expansion, their centres fall within conservation areas. Little Haywood has a number of listed buildings, including the Lamb and Flag public house and St. Mary's Abbey. Listed buildings in Colwich include the church of St Michael and All Angels. Listed buildings includes the Lodge to the Grade II Shugborough Hall and the Grade II The Yeld.
Agricultural land	The settlement consists of grade 3 agricultural land, with Grade 2 land to the south.
Other constraints	Bordered by the AONB on its southern boundaries, as well as the West Coast Mainline, which forms the boundary of the AONB.

Accessibility

Road network	Little Haywood is accessible immediately off the A51, which runs along the eastern edges.
Bus network	75 buses stop in Little Haywood & Colwich on a daily basis.
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

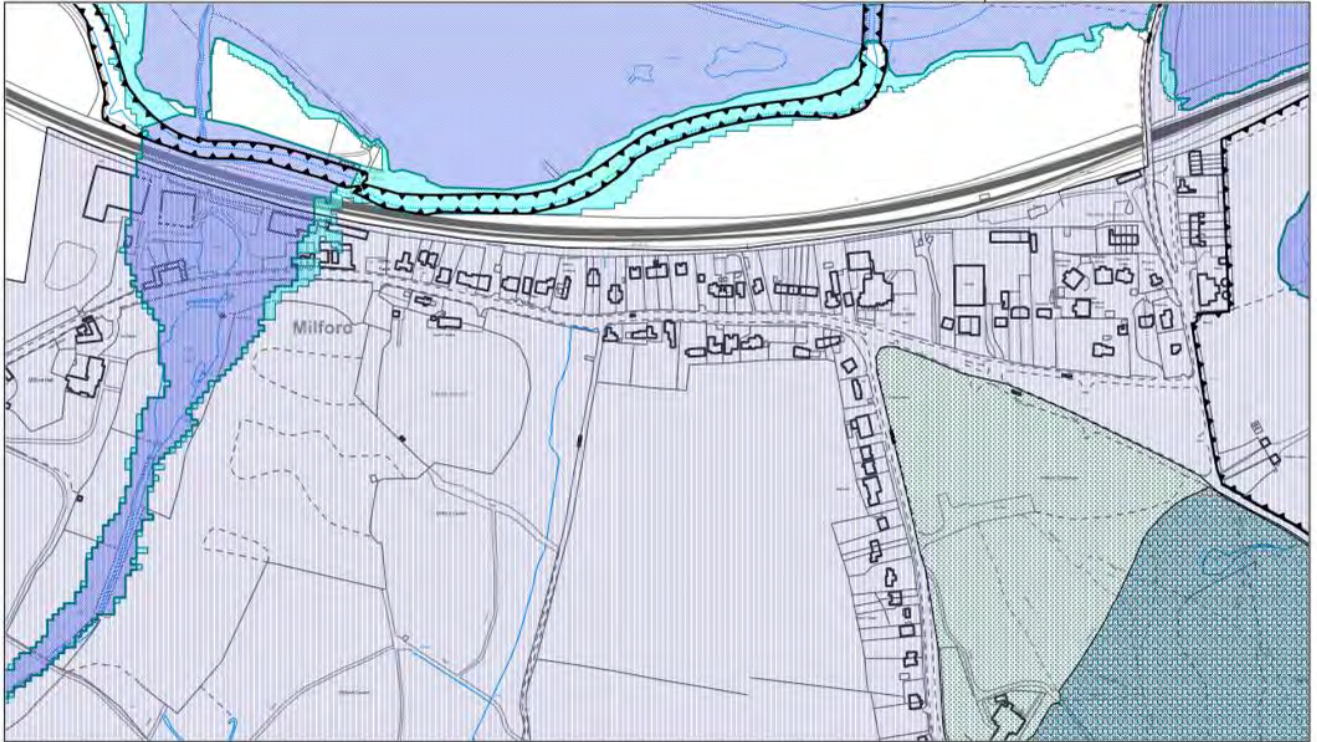
Call for sites 2018	COL02 & COL05 – Land adjoining Anson Row COL03 – Overdale Farm COL04 –Land at Back Lane COL09 – Land at Overdale Farm COL10 – Land adjacent to Shenley Cottage
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Milford

Milford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Elms Business Centre, Baswich Business Park, Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

Four comparison stores, multiple restaurants/cafes, one public house, one primary school, one sporting facility, public access to areas of green space/recreation ground, limited bus service.

Milford

Number of Dwellings

Number of Dwellings: **103**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **1**

Physical Characteristics

Flood Risk	The flood plain lies to the north of the settlement, and intersects it on the eastern section.
Biodiversity (SAC/SSSI)	A SSSI lies to the south east of the settlement. Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	The Staffordshire and Worcestershire Canal Conservation Area, which was first designated in 1978 lies to the North of the settlement, which was first designated in 1988, whilst the Colwich and Little Haywood Conservation Area abuts the settlement on its eastern boundary, which was first designated in 1974.
Green Belt	The Green Belt abuts the settlement along its eastern boundary.
Landscape and townscape	Lying within the Cannock Chase & Cank Wood NCA, Milford is a linear settlement that occupies land within a settled farmland CCA. The settlement is spread along the main Stafford to Rugeley Road, and at the eastern end there are a number of commercial properties that are related to Cannock Chase. Listed buildings include the Grade II Milford Hall.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 4 to the north.
Other constraints	AONB. The West Coast Mainline defines the boundary to Milford.

Accessibility

Road network	The A513 runs directly through the centre of Milford.
Bus network	63 buses stop in Milford on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

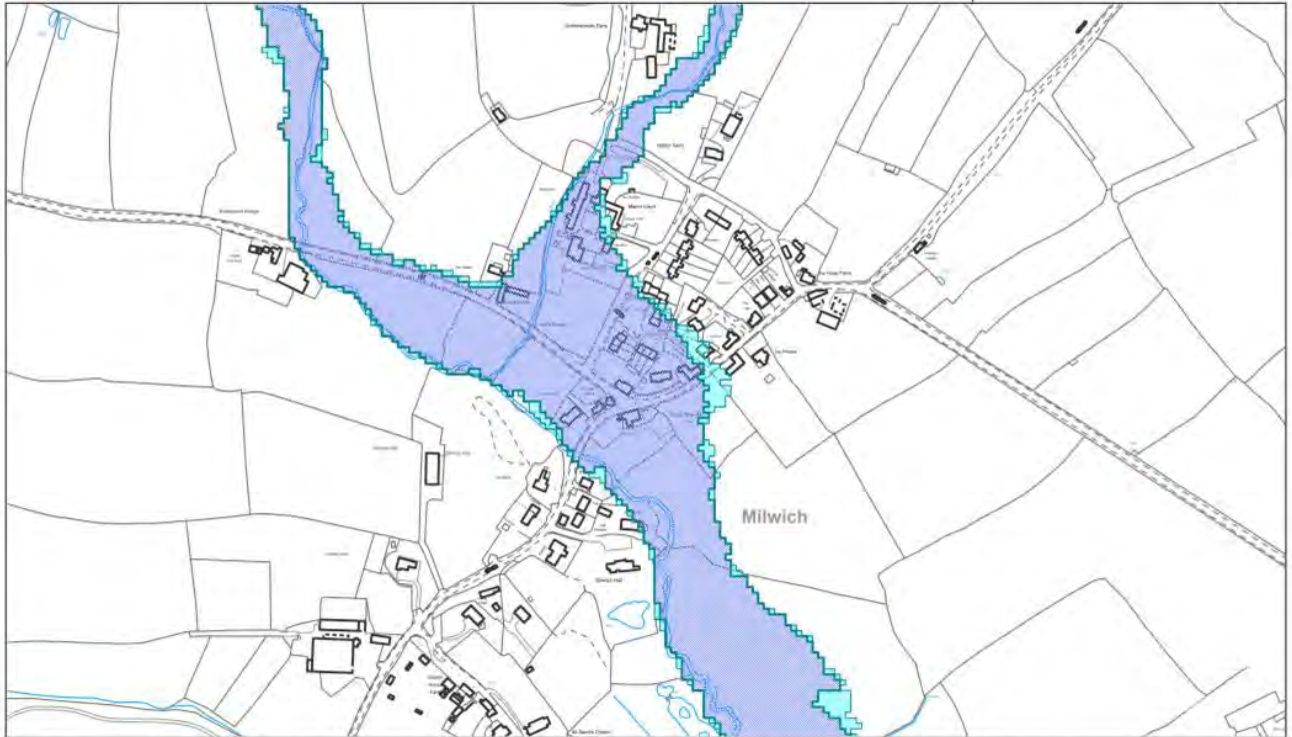
Call for sites 2018	None submitted
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Milwich

Milwich Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Elms Business Centre, Baswich Business Park, Brocton Business Park
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

One post office, two public houses, one place of worship, one village hall, one primary school, public access to areas of green space/recreation ground, visited by the mobile library once every three weeks.

Milwich

Number of Dwellings

Number of Dwellings: **53**
Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	Yes – the centre of the settlement lies within the flood plain.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Milwich is a nucleated settlement that occupies land within a settled farmland CCA. The nucleated core is within the valley at the bottom of the Wheatlow Brook, and buildings stretch southwards up the valley along Sandon Road. There is a significant amount of early post-war residential development, together with some more recent developments in the settlements core. Listed buildings include the Grade II Milwich Hall, the Grade II Former School, the Grade II Round House and the Grade II* church of All Saints. There are also a number of buildings along the Stone to Uttoxeter Road, which although are not listed, contribute to the villages setting.
Agricultural land	The settlement consists of grade 3 agricultural land, with a strip of grade 4 land running through the centre.
Other constraints	Not applicable

Accessibility

Road network	Milwich is directly accessible from the B5027.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in parts (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

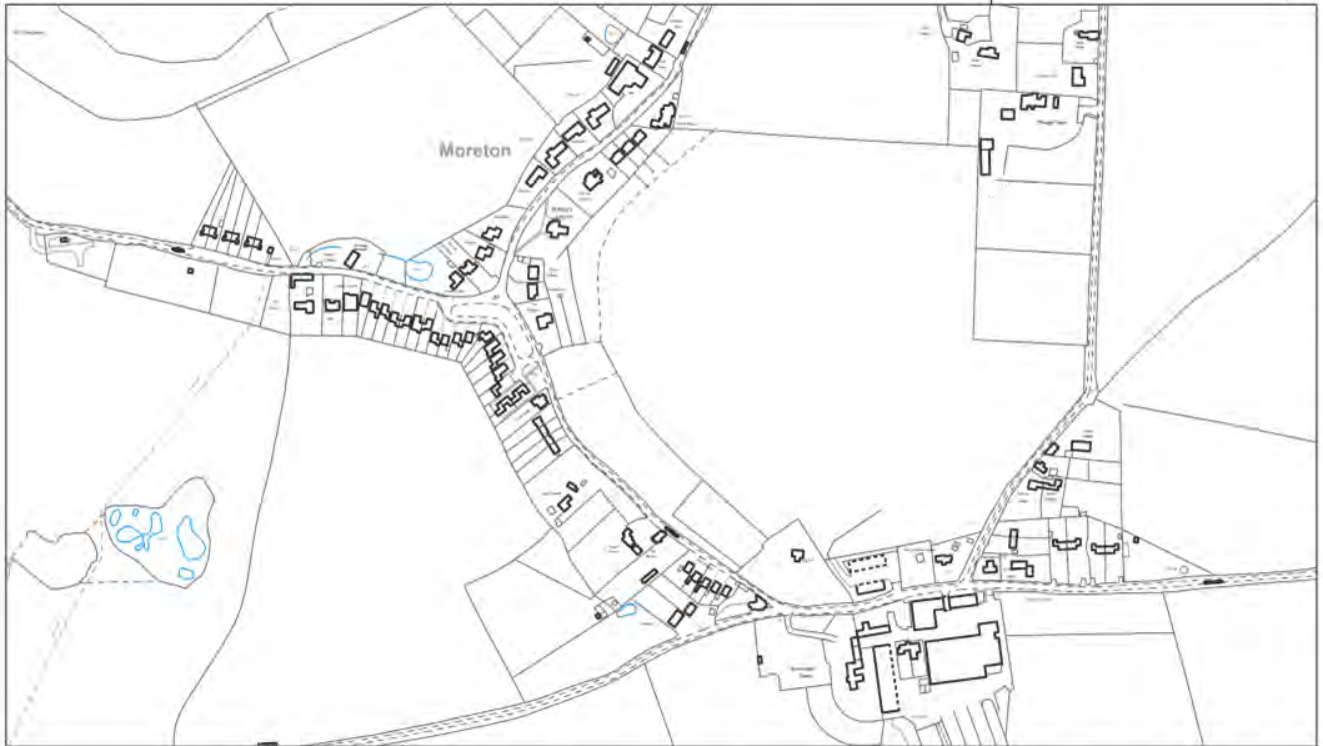
Call for sites 2018	MIL01 – Land in Milwich Centre MIL02 – Land between Cromer Lodge and Milwich Hall MIL03 – Land to the southwest of Ivy House
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Moreton

Moreton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	0

One place of worship, visited by the mobile library once every three weeks.

Moreton

Number of Dwellings

Number of Dwellings: **92**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Moreton is a linear settlement that occupies land within an ancient clay farmlands CCA. The settlement is comprised of a mixture of 18 th century buildings with some post-war residential developments.
Agricultural land	The settlement consists of grade 3 agricultural land, with Grade 2 land to the west.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A518, which lies approximately 3.3km to the north.
Bus network	Not applicable
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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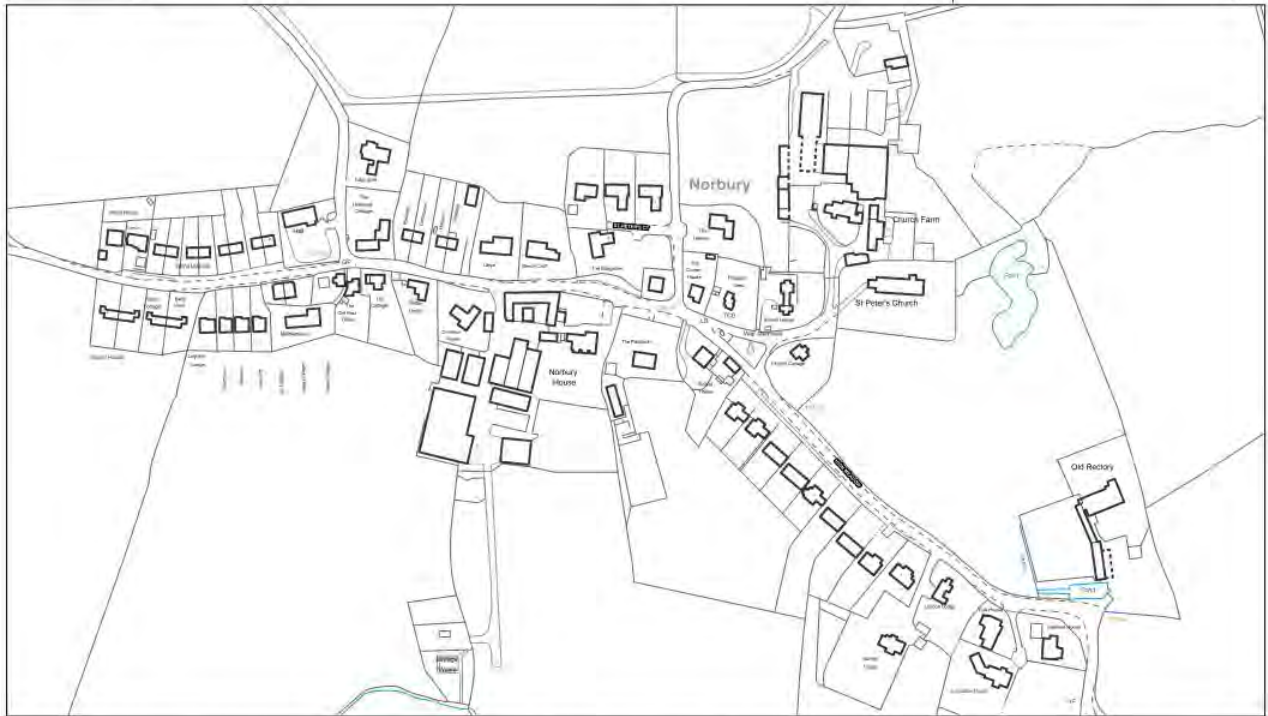
Norbury



Norbury Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One village hall, visited by the mobile library once every three weeks, limited bus service.

Norbury

Number of Dwellings

Number of Dwellings: **62**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Norbury is a linear settlement that occupies land within an ancient clay farmland CCA. The settlement comprises a mixture of 18 th and 19 th century buildings and post war residential developments, as well as a more modern development which lies to the south west of the settlement. Listed buildings include the Grade II Norbury Park, the Grade II Post Office and the Grade II Loynton Hall.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A519, which is approximately 0.6km to the north.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast in part (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Norton Bridge

Norton Bridge Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	Closed	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	0

One takeaway/café, one place of worship, public access to areas of green space/recreation grounds, visited by the mobile library once every three weeks, limited bus service.

Norton Bridge

Number of Dwellings

Number of Dwellings: **85**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	The flood plain lies to the east of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Norton Bridge is a nucleated settlement that occupies land within a settled farmland CCA. The settlement comprises a mixture of 18 th and 19 th century buildings, as well as inter and post war residential developments. Listed buildings include the Grade II Hammerhouse Farm and the Grade II Junction House.
Agricultural land	The settlement consists of grade 4 agricultural land, with grade 3 land to the west.
Other constraints	Norton Bridge sits between two lines of the West Coast Mainline.

Accessibility

Road network	The nearest main road is the B5026, which is approximately 0.4km to the north.
Bus network	11 buses stop in Norton Bridge on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast in part (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	CHE01 – The former Railway public house
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Oulton

Oulton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Within 3km of Stone and the associated employment opportunities
Convenience Store	0	General Medical Practice/Dentist	0
School	Oulton C of E First School	Library	0
Public House	2	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	1

One restaurant/takeaway, one public house, one comparison store, two places of worship, one village hall, one primary school, one sports facility, public access to areas of green space/recreation ground.

Oulton

Number of Dwellings

Number of Dwellings: **241**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **15**

Physical Characteristics

Flood Risk	The flood plain lies to the south east of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Needwood and South Derbyshire Claylands NCA, Oulton is a nucleated settlement that occupies land within two CCAs; one a sandstone hills & heaths and the other a settled farmlands. The historic core of the village is the Kibblestone to Stone road, which includes the Grade II Old Hall, which is built from local sandstone. At the centre of the village is Oulton Abbey residential home. Post-war residential developments on the eastern side of the settlement. Listed buildings include the Grade II St Mary's Abbey and the Grade II* Chapel of St Mary's Abbey.
Agricultural land	The settlement consists of grade 3 agricultural land to the south, and grade 4 land to the north.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the A520, which is approximately 0.6km to the west.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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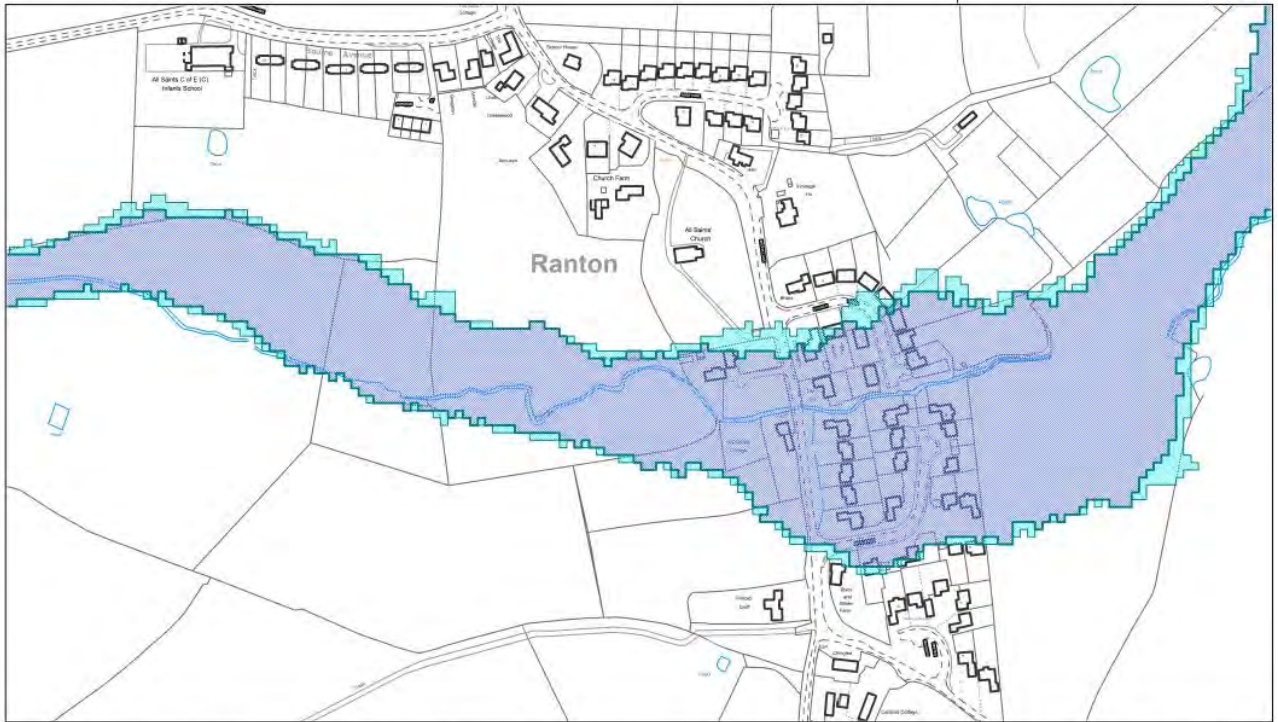
Ranton



Ranton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Ladfordfields RIE
Convenience Store	0	General Medical Practice/Dentist	0
School	All Saints C of E Controlled Infant School	Library	0
Public House	0	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One place of worship, one village hall, one primary school.

Ranton

Number of Dwellings

Number of Dwellings: **91**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **0**

Physical Characteristics

Flood Risk	The flood plain lies across the north of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Ranton is a linear settlement that occupies land within an ancient clay farmlands CCA. An important feature of the core area include the Grade II Church of All Saints, the Grade II thatched Cottage and the Grade II* Tower at Ranton Abbey. A modern estate development is located to the north and south of the settlement.
Agricultural land	The settlement consists of Grade 2 agricultural land, and grade 3 land to the south.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5405, which is approximately 1.3km to the north.
Bus network	Not applicable
Additional access	Not applicable

Other Services

Broadband	Standard (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

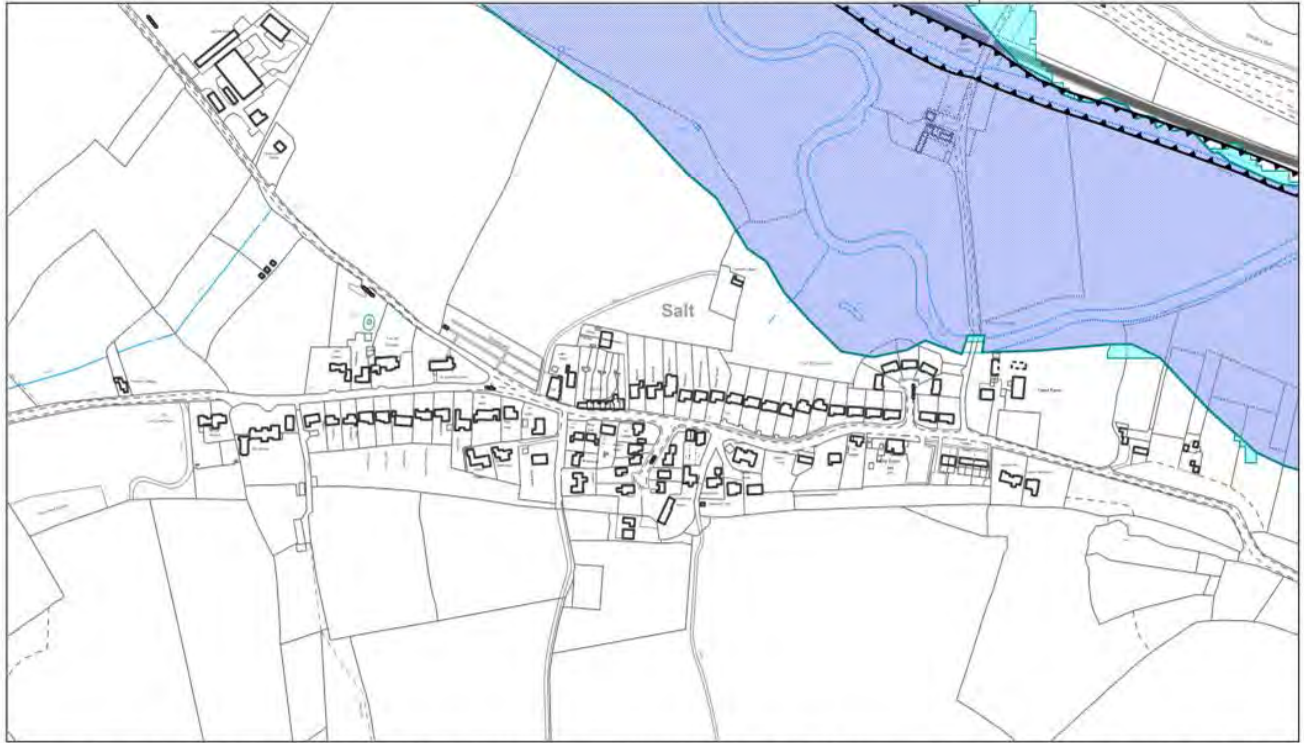
Call for sites 2018	None submitted
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Salt

Salt Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Weston House Business Complex
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	Mobile
Public House	1	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, visited once every three weeks by the mobile library, limited bus service.

Salt

Number of Dwellings

Number of Dwellings: **92**
Small Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **2**

Physical Characteristics

Flood Risk	The flood plain lies to the north of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Salt is a linear settlement that occupies land within two CCA's; the first a sandstone hills & heaths, and the second a river meadowlands. The settlement mainly consists of post-war residential developments, but some historic buildings remain extant. Listed buildings include the Grade II Church of St James.
Agricultural land	The settlement consists of grade 3 agricultural land, and grade 4 land to the north.
Other constraints	The West Coast Mainline runs to the north of Salt.

Accessibility

Road network	The nearest main road is the A51, which is approximately 0.7km to the north.
Bus network	9 buses stop in Salt on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Standard and Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

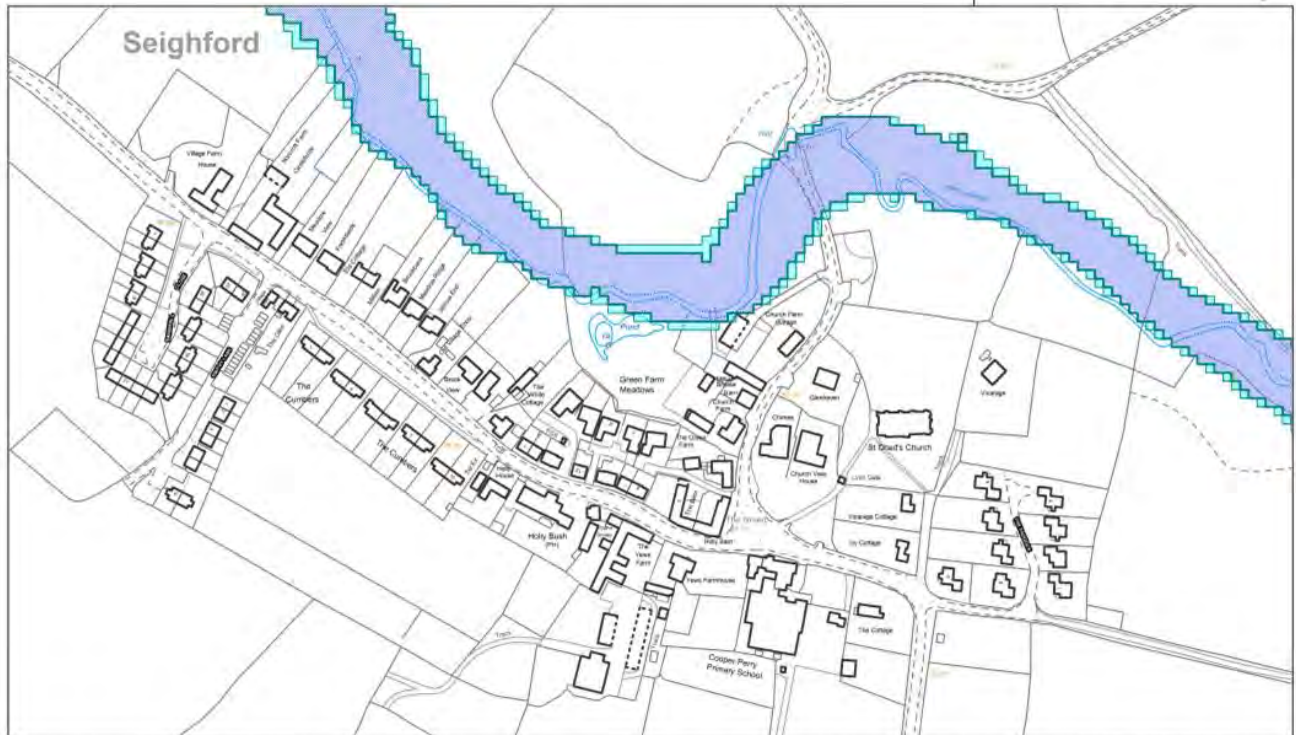
Call for sites 2018	SAL01 – Salt Hall Farm
----------------------------	------------------------

Seighford

Seighford Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Ladfordfields RIE, Prologis Park Stafford
Convenience Store	0	General Medical Practice/Dentist	0
School	Cooper Perry Primary School	Library	Mobile
Public House	1	Sports or recreation ground	No
Place of worship	1	Village hall/community meeting place	1

One public house, one place of worship, one village hall, one primary school, visited once every three weeks by the mobile library, limited bus service.

Seighford

Number of Dwellings

Number of Dwellings: **100**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **18**

Physical Characteristics

Flood Risk	The flood plain lies to the north of the settlement.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire NCA, Seighford is a linear settlement that occupies land in an ancient clay farmland CCA. The original part of the settlement, which is comprised of several farms, cottages and a school, is grouped around the stone built church. More recent post war development has taken place to the west and east of the village core. Listed buildings include the Grade II Holly Bush Farmhouse and the Grade II* Church of St Chad.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 4 land to the east.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5405, which is approximately 2.2km to the north west.
Bus network	11 buses stop in Seighford on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	SEI03 – Vicarage Paddock, Seighford SEI10 – Land at Smithy Lane SEI11 – Land to the east of The Paddock SEI12 - Land to the south of The Paddock
----------------------------	---

Stallington

Stallington Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	0	Employment opportunity within 3 KM	Fords Farm Industrial Estate
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	0	Sports or recreation ground	Yes
Place of worship	0	Village hall/community meeting place	0

Public access to areas of green space, recreation ground, limited bus service.

Stallington

Number of Dwellings

Number of Dwellings: **198**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **0**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	Yes
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Stallington is a nucleated settlements that occupies land within two CCA's; the first a sandstone hills & heaths and the second a settled farmlands. A post-war housing estate forms the nucleus of the settlement, whilst older buildings can be found on the periphery. The village takes its name from the Grade II Stallington Hall, which is located in its own parkland and served by a number of farms including the Grade II Stallington Farmhouse.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5066, which is approximately 1.4km to the south west.
Bus network	Not applicable
Additional access	Voluntary Car Scheme

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	None submitted
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Swynnerton

Swynnerton Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Moorfields RIE, Orbital Systems Ltd
Convenience Store	0	General Medical Practice/Dentist	0
School	0	Library	0
Public House	1	Sports or recreation ground	No
Place of worship	2	Village hall/community meeting place	1

One post office, one convenience store, one public house, two places of worship, one village hall, one primary school, two sports facilities, limited bus service.

Swynnerton

Number of Dwellings

Number of Dwellings: **234**

Small Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **2**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	Swynnerton lies within the Swynnerton Conservation Area, which was first designated in 1970.
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain, Swynnerton is a nucleated settlement that occupies land within a wooded hills and farmland CCA. At the centre of the village is the Grade I Swynnerton Hall, sitting in parkland that includes two churches, including the Grade II* Chapel of Our Lady of the Assumption, a village hall and a public house. During the 20 th century, a residential estate was built on the former kitchen gardens to the hall. Listed buildings include the Grade II Old Post Office, Grade II* Chapel of our Lady of the Assumption and the Grade I Swynnerton Hall.
Agricultural land	The settlement consists of grade 3 agricultural land.
Other constraints	Swynnerton is adjacent to the 500 metre HS2 buffer.

Accessibility

Road network	The nearest main road is the A51, which is approximately 1.2km to the south east.
Bus network	11 buses stop in Swynnerton on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	SWY05 – Land north of Early Lane, Swynnerton SWY15 – Land at Beswick Green SWY16 – Land at Park View
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Tittensor

Tittensor Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	1	General Medical Practice/Dentist	0
School	Tittensor C of E First School	Library	Mobile
Public House	0	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	2

One post office, one convenience store, multiple other shops/retail services, one place of worship, two village/church halls, one primary school, one sports facility, public access to areas of green space/recreation ground, visited once every three weeks by the mobile library, very good bus service.

Tittensor

Number of Dwellings

Number of Dwellings: **311**
Medium Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **15**

Physical Characteristics

Flood Risk	The flood plain lies to the south and east of the settlement.
Biodiversity (SAC/SSSI)	No
Conservation Area	Trentham Conservation Area, which was first designated in 1995 abuts Tittensor on its northern boundary.
Green Belt	The Green Belt surrounds the settlement
Landscape and townscape	Lying within the Shropshire, Cheshire & Staffordshire Plain NCA, Tittensor is a nucleated settlement that occupies land within two CCA's; the first an ancient clay farmlands and the second a wooded hills and farmland. The settlement is comprised of post-war and modern residential developments, whilst a ribbon of 18 th and 19 th century houses runs through the centre of the settlement. Listed structures include the Grade II* Sutherland Monument and the Grade II* Tittensor War Memorial.
Agricultural land	The settlement consists of grade 4 agricultural land, with grade 3 land to the north east and south west.
Other constraints	Not applicable

Accessibility

Road network	The A34 runs directly through the centre of Tittensor.
Bus network	77 buses stop in Tittensor on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

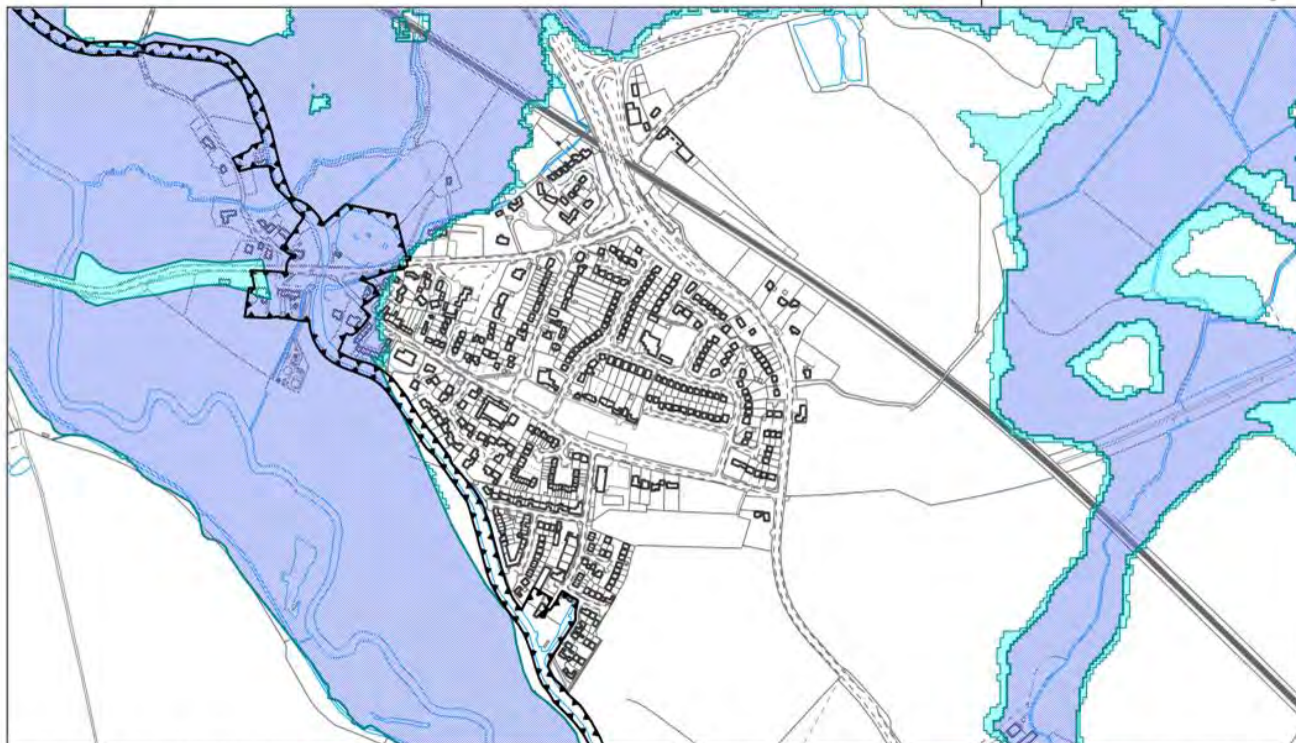
Call for sites 2018	SWY01 – Land at the Farm, Tittensor
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Weston

Weston Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Weston House Business Complex, Hixon Airfield, Hixon Industrial Estate, Pasturefields RIE, Abnormal Load Engineering
Convenience Store	0	General Medical Practice/Dentist	0
School	St Andrews Church of England Primary School	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	2	Village hall/community meeting place	2

One post office, three takeaways/restaurants, two public houses, two places of worship, two village/church halls, one primary school, public access to areas of green space/recreation ground, visited one every three weeks by the mobile library, limited bus service.

Weston

Number of Dwellings

Number of Dwellings: **458**
Medium Village

Number of Dwellings granted during the
PFSB 2011-2031 as at 31st March 2017: **10**

Physical Characteristics

Flood Risk	The flood plain surrounds the settlement on the north, east and west boundaries.
Biodiversity (SAC/SSSI)	Lies within the Cannock Chase Special Area of Conservation 15km buffer.
Conservation Area	The Trent and Mersey Canal Conservation Area, which was first designated in 1988, form the western boundary of the settlement.
Green Belt	No
Landscape and townscape	Lying within the Needwood & South Derbyshire Claylands NCA, Weston is a nucleated settlement that occupies land within a settled farmlands CCA. Weston has a large village green which is an important focal point within the settlement. Listed buildings include the Grade II Manor House, the Grade II* Weston Hall and the Grade II* St Andrew's Church.
Agricultural land	The settlement consists of grade 3 agricultural land, with grade 4 to the south.
Other constraints	The West Coast Mainline runs to the north of Weston.

Accessibility

Road network	Weston sits directly between the intersection of the A519 and the A51.
Bus network	13 buses stop in Weston on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

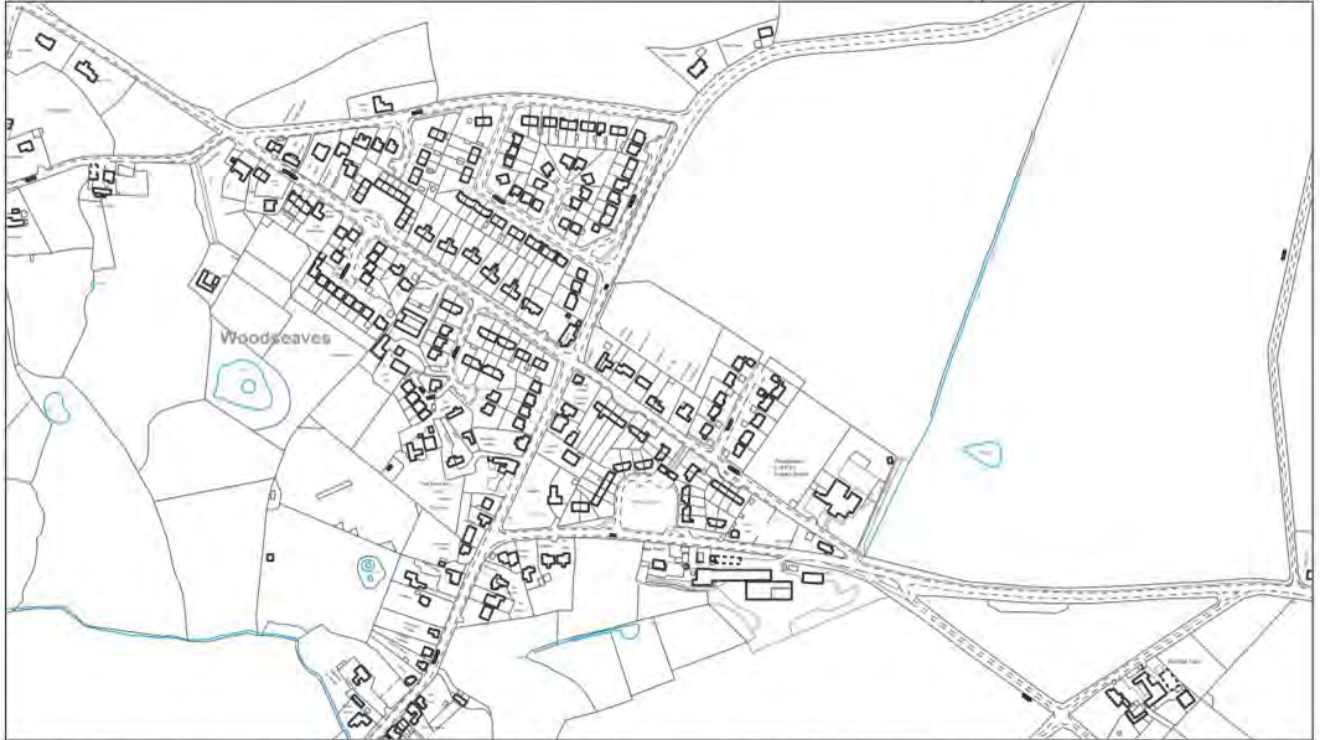
Call for sites 2018	WES01 – Land off Stafford Road WES02 – Land south-west of the A51 WES03 – Land off Green Road
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Woodseaves

Woodseaves Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Not applicable
Convenience Store	0	General Medical Practice/Dentist	0
School	Woodseaves C of E Primary Academy	Library	Mobile
Public House	2	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office combined with a convenience store, two public houses, one place of worship, one village hall, one primary school, public access to areas of green space/recreation ground, visited once every three weeks by the mobile library, good bus service.

Woodseaves

Number of Dwellings

Number of Dwellings: **288**
Medium Village

Number of Dwellings granted during
the PFSB 2011-2031 as at 31st March
2017: **34**

Physical Characteristics

Flood Risk	No
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	No
Landscape and townscape	Lying in the Shropshire, Cheshire & Staffordshire Plain NCA, Woodseaves is a nucleated settlement that occupies land within an ancient clay farmlands CCA. The settlement was once linear in nature, demonstrated by the oldest section being the ribbon of buildings that form the centre of the town. However, significant post war development has taken place, and thus the settlement now features post-war and more recent residential developments around its nucleus.
Agricultural land	The settlement consists of grade 3 agricultural land, with Grade 2 land to the north.
Other constraints	Not applicable

Accessibility

Road network	The A519 runs directly through the centre of Woodseaves.
Bus network	13 buses stop in Woodseaves on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker).
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SHELAA 2018 Sites

Call for sites 2018	HIG05 – Oldhouse Farm HIG06 – Oldhouse Farm HIG07 – Land off A519 HIG08 – The Cottage, Glebefields HIG09 – Land to rear of Woodseaves C of E school HIG10 – Land adjacent to the Croft HIG12 – Springfields, The Green
---------------------	--

Settlement Assessment 2018

Yarnfield

Yarnfield Environmental Constraints Map

Not to Scale

Date: January 2018



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Services & Facilities

Post office & general store	1	Employment opportunity within 3 KM	Brookside Business Park, Orbital Systems Ltd
Convenience Store		General Medical Practice/Dentist	0
School	Springfields First School	Library	Mobile
Public House	1	Sports or recreation ground	Yes
Place of worship	1	Village hall/community meeting place	1

One post office and convenience store combined, one public house, one place of worship, one village hall, one primary school, three sports facilities, public access to areas of green space, visited once every three weeks by the mobile library, limited bus service.

Yarnfield

Number of Dwellings

Number of Dwellings: **787**

Large Village

Number of Dwellings granted during the PFSB 2011-2031 as at 31st March 2017: **263**

Physical Characteristics

Flood Risk	The flood plain lies to the south of the settlement, and intersects the settlement at the northern end.
Biodiversity (SAC/SSSI)	No
Conservation Area	No
Green Belt	The Green Belt surrounds the settlement.
Landscape and townscape	Lying in the Shropshire, Cheshire & Staffordshire Plain NCA, Yarnfield is a nucleated settlement that occupies land within a settled farmlands CCA. The south western portion is the oldest part of the settlement, which is centred on the Green, where Gorsty Hill Farm and Yew Tree Farm can be found. However, the settlement has undergone significant expansion, and is now dominated by inter and post war developments. Listed buildings include the Grade II Boundary Cottages.
Agricultural land	The settlement consists of Grade 2 agricultural land to the east, with grade 3 land to the west.
Other constraints	Not applicable

Accessibility

Road network	The nearest main road is the B5026, which is approximately 2.7km to the south.
Bus network	22 buses stop in Yarnfield on a daily basis.
Additional access	Not applicable

Other Services

Broadband	Superfast (source OFCOM Mobile and Broadband checker)
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SHELAA 2018 Sites

Call for sites 2018	SWY02 – White House, Ash Lane SWY03 – Land to the west of Yarnfield SWY06 – Leisure Complex, Yarnfield Park SWY08 – Land north of Summerfields and Fieldside SWY09 – Land west of Meadowview SWY10 – Land north of Yarnfield Lane SWY11 – Land to the north-west of Yarnfield SWY12 – Wellbeing Park, Yarnfield Lane SWY13 – Land south of Yarnfield Lane
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Settlement Assessment July 2018

Bibliography

Number of dwellings: Stafford Borough Council

Services & Facilities: Parish council questionnaire returns, supplemented with observationally recorded data.

Physical Constraints (Flood risk, biodiversity, conservation area, green belt): Environment Agency, Natural England.

Landscape & Townscape: Stafford Borough Local Plan 2001, The Staffordshire Village Book (Staffordshire Federation of Women's Institute), Historic England, Staffordshire County Council, Natural England. Staffordshire Federation of Women's Institute (1988). *The Staffordshire Village Book*. England: Countryside Books. 1-192.

Turner, C., et al. (2015). Homes through the decades, the making of modern housing. *NHBC Foundation*. 62, pp: 3-43.

Stafford Borough Local Plan 2001. Stafford: Stafford Borough Council, pp. 1-308.

Agricultural Land: Natural England

Road Network: Highways Agency

Bus Network: Staffordshire County Council

From: Buxton, Timothy (E,I&S)
To: sallen@staffordbc.gov.uk; michael.clarke@stoke.gov.uk; Town Clerk; jfarnham@staffordbc.gov.uk; lbakker-collier@staffordbc.gov.uk; gcollier@staffordbc.gov.uk
Subject: TRO consultation various roads Stone
Date: 01 August 2018 12:15:42
Attachments: [image001.png](#)
[Schedule and statement of Reasons.docx](#)
[Trinity Drive.pdf](#)
[Diamond Way, Brooms Road.pdf](#)
[Newcastle road outside the depot.pdf](#)
[Newcastle Road.pdf](#)
[Opal way, Jasper Way.pdf](#)
[Non Statutory Other.doc](#)

Dear Sir/ Madam

I am currently looking at introducing some parking restrictions at various locations around the Stone area at the request of the County Councillor as detailed in the attached documents. I would be grateful if you would consider the proposals and confirm that you do not have any objections to them, and I would also appreciate if you have any comments too. If I do not hear from you to the contrary by Friday 24th August 2018, I shall assume you have no objection to the order and will proceed accordingly.

You can reply either directly to this message or if you prefer but returning the attached response slip to me at the address at the bottom of the slip.

I have attached a copy of the plans and the statement of reasons but if you wish any further information please do not hesitate to contact me.

Kind regards

Tim Buxton

Community Traffic Management Officer
Community Highway Liaison
Staffordshire County Council
Highways
113 Newcastle Road
Stone
Staffordshire
ST15 8LD

Postal Address:
Staffordshire County Council,
2 Staffordshire Place,
Tipping Street, Stafford.
ST16 2DH

Tel: 01543 510197
timothy.buxton@staffordshire.gov.uk
www.staffordshire.gov.uk



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Staffordshire County Council Road Traffic Regulation Act 1984

Proposed prohibition of Waiting at any time,

**D2557 Diamond Way, Brooms Road, Opal Way and Jasper Way,
B5027 Newcastle Road, B5315 Station Road and D2578 Trinity
Drive, Stone, Staffordshire**

Statement of Reason

In response to concerns raised to the County Councillor about vehicles parking in inappropriate locations these restrictions aim to remove this parking to improve road safety and assist with the safe passage of vehicles. Regular parking on Brooms Way causes difficulties with forward visibility especially around the bend in the road and requires some vehicles to be on the wrong side of the road with poor forward visibility. Diamond way also has vehicles that park and cause difficulties with access to businesses. There are also some issues with HGVs parking overnight despite the presence of a no overnight parking weekdays and at any time at weekend's restriction for vehicles over 5 tonnes. As this relies on signage which often gets removed illegally it is difficult to enforce. With the introduction of double yellow lines this will give a clearer indication of the restriction and make it difficult to obscure or remove the restrictions. It has also been seen a prudent to include other junctions on Opal Way and Jasper Way due to the possible displacement of parked vehicles and also to include another section of road on a bend where vehicles occasionally park but which also causes difficulties. There will still be ample opportunities for on street parking but only in locations where it is suitable. There are 2 locations on Newcastle Road where parking happens on both sides of the road causing difficulties for the free flow of traffic and for visibility. Trinity Drive is near a school and inappropriate parking around the junction often causes visibility issues for vehicles emerging from the junction.

Schedule

Prohibition of waiting at any time:

D2557 Diamond Way – Both sides starting from the junction with Brooms Road in a north westerly direction for a distance of approximately 190metres to the end of the road.

D2557 Brooms Road – Both sides starting from the end of the current restrictions which terminate approximately 25 metres east of the centre line of Emerald Way in a north easterly direction for a distance of approximately 288 metres to the roundabout at the junction with A34

D2557 Brooms Road – Both sides starting from the end of the current restrictions which terminate approximately 25 metres west of the centre line of Emerald Way in a north westerly direction for a distance of approximately 86 metres

D2557 Brooms Road – Both sides starting from a point approximately 32 metres southeast of the centre line of Opal Way in a north westerly direction for a distance of approximately 65 metres

D2557 Opal Way – Both sides starting from the junction with Brooms Road in a south westerly direction for a distance of approximately 30 metres.

D2557 Opal Way – Both sides starting approximately 27 metres south west of the centre line of Jasper Way in a north easterly direction for a distance of approximately 60 metres

D2557 Opal Way – Both sides starting approximately 55 metres south west of the centre line of the centre line of Jasper Way in a south westerly direction and going around the radius of the bend for a distance of approximately 165 metres

D2557 Jasper Way – Both sides starting from the junction with opal Way in a south easterly direction for a distance of approximately 25 metres

B5027 Newcastle Road – Southwest side starting from the end of the existing double yellow lines on the canal bridge in a south easterly direction for a distance of approximately 58 Metres to the entrance of Cameron Wharf

B5027 Newcastle Road – Southwest side starting from a point approximately 16 metres south east of the centre of the Staffordshire Highways depot in a north westerly direction for a distance of approximately 35 metres

B5315 Station Road west side - From a point approximately 22 metres south of the centre line of Trinity Drive in a northerly direction for a distance of approximately 38 metres

D2578 Trinity Drive both sides – From the junction with Station Road in a westerly direction for a distance of approximately 10 metres

ArcGIS Web Map

County



ArcGIS Web Map

- County

Unknown

NSG (M,T,A,B,C, U class)

Motorways

Trunk Roads

A Roads

B Roads

C Roads

U

Rein Design (Cway 1 & 2)

Cwy 1: 10 - 30 MSA

Cwy 2: 2.5 - 10 MSA

NSG (all classes)

<all other values>

Motorways

Trunk Roads

A Roads

B Roads

C Roads

Unclassified roads

Green Roads

On Cycle

On Foot

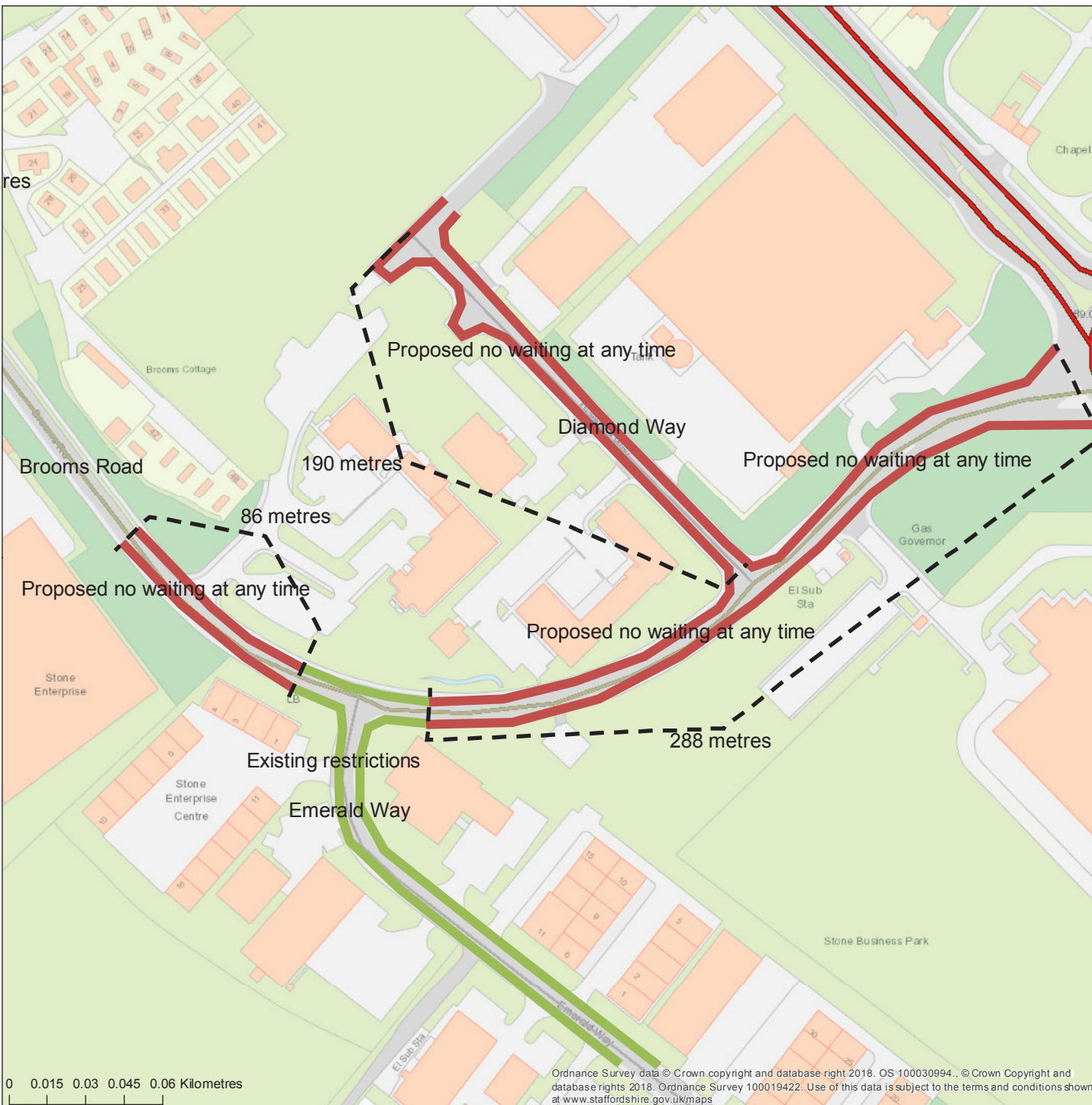
Prospectively Maintainable

Byway Open to All Traffic

Restricted Byway


Bridleway

Footpath (PROW)

Private
- 


Map showing proposed and existing no waiting restrictions on Diamond Way and Emerald Way. The map includes labels for 'Proposed no waiting at any time' and 'Existing restrictions' with distances of 190 metres, 86 metres, and 288 metres. It also shows local landmarks like Brooms Road, Stone Enterprise, and Stone Business Park.
- 0 0.015 0.03 0.045 0.06 Kilometres
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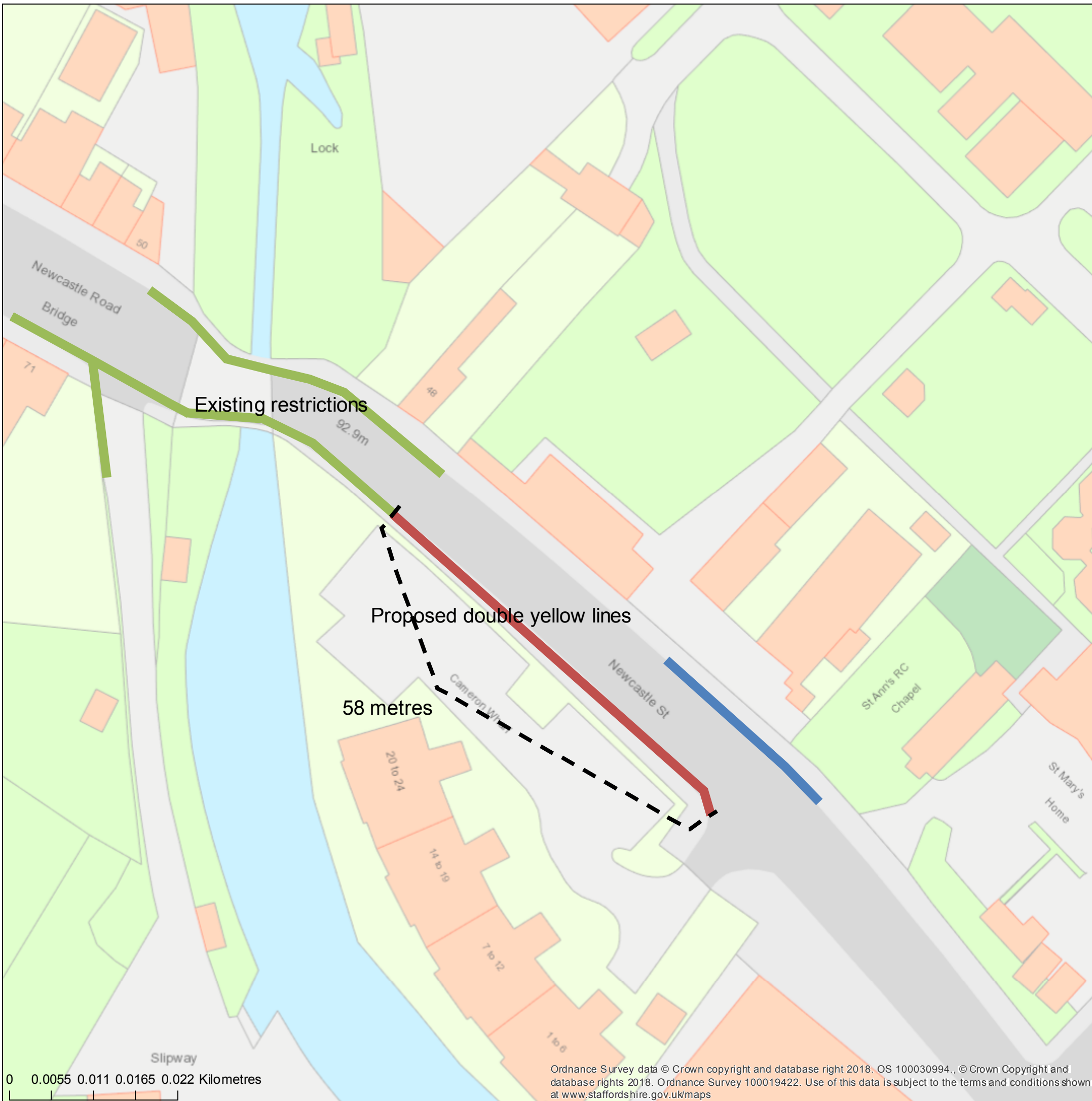
ArcGIS Web Map

 County



ArcGIS Web Map

 County

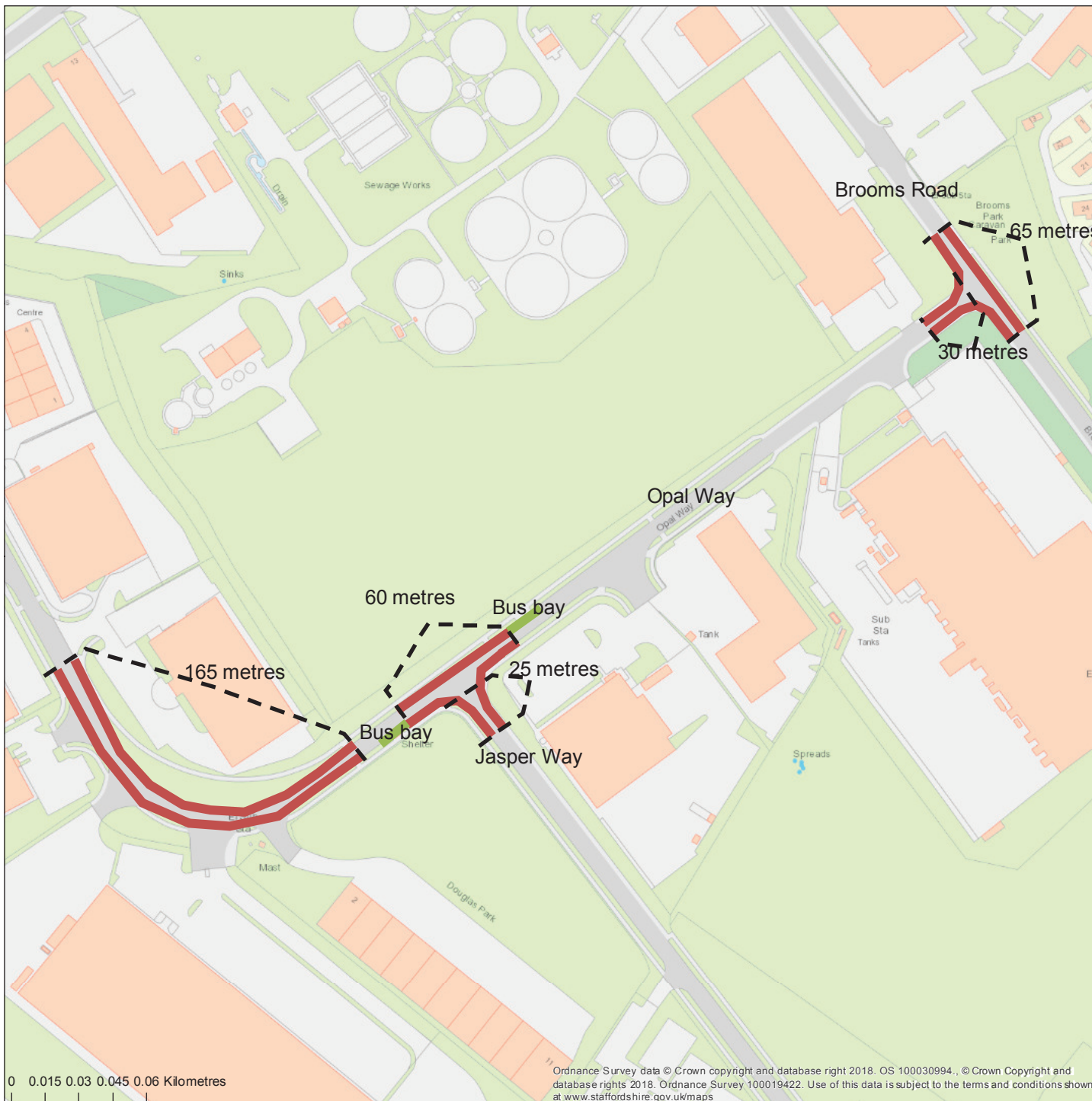


0 0.0055 0.011 0.0165 0.022 Kilometres

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ArcGIS Web Map



County

0 0.015 0.03 0.045 0.06 Kilometres

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Produced by Staffordshire County Council 25/06/2018.

Response Slip
Traffic Regulation Order Non Statutory Consultation
District Council and Parish Council

Proposed prohibition of Waiting at any time restrictions, due to inappropriate parking raised by the County Councillor to improve road safety and assist with the free flow of traffic

D2557 Diamond Way, Brooms Road, Opal Way and Jasper Way, B5027 Newcastle Road, B5315 Station Road and D2578 Trinity Drive, Stone, Staffordshire

Period for response ends.....24th August 2018

(Further requests or reminders will not be sent)

Please note local County Council Members are consulted separately

Please provide your views regarding the above proposals:

(If none, please enter none below)

.....

.....

.....

.....

Name **Nature of interest**

Address

.....

.....

Signed **Date**

Please return this form to: highways@staffordshire.gov.uk

Staffordshire County Council, Staffordshire Place 1, Tipping Street, STAFFORD,
Staffordshire, ST 16 2LP

FAO: Tim Buxton

V1 April 2017



Stone Town Council - Non-Cheque Payments

The table below lists non-cheque payments made by the Council in the period since the last report, for the Committee's information.

The table includes payments by direct debit, telephone banking and online banking. It excludes salary and related payments, payments from the Mayor's Charity, and transfers between the Council's bank accounts. These items can be seen by any Member on request.

Date	Reference	Supplier	Description	Amount	Month
02/07/2018	Elec 18/004	The Secret Kitchen	Reception - Civ Sunday	£440.80	Jul-18
02/07/2018	D/Dbt 18/009	Prism Solutions	Analogue line rental - FJC	£46.69	Jul-18
03/07/2018	D/Dbt 18/009	Stafford Borough Council	Rates - Crown Wharf Car Park	£267.00	Jul-18
03/07/2018	D/Dbt 18/009	Stafford Borough Council	Rates - FJC	£418.00	Jul-18
03/07/2018	D/Dbt 18/009	Stafford Borough Council	Rates - MKT	£171.00	Jul-18
03/07/2018	D/Dbt 18/009	Stafford Borough Council	Rates - STN	£216.00	Jul-18
03/07/2018	D/Dbt 18/009	Stafford Borough Council	Rates - Northesk St Car Park	£116.00	Jul-18
09/07/2018	D/Dbt 18/009	EE	Mobile phone - caretaker - FJC	£25.18	Jul-18
09/07/2018	D/Dbt 18/009	EE	Mobile phone - caretaker - STN	£25.18	Jul-18
12/07/2018	D/Dbt 18/009	British Gas	Electricity - FJC - 24 Mar-23 June 18	£364.54	Jul-18
12/07/2018	Elec 18/008	Prism Solutions	Install 2 x wireless access points	£175.95	Jul-18
12/07/2018	Elec 18/008	Panda Press (Stone) Ltd	2 x Banners - Music Festival	£138.00	Jul-18
18/07/2018	Elec 18/008	Panda Press (Stone) Ltd	Tear drop flags - Music Festival	£280.00	Jul-18
20/07/2018	D/Dbt 18/009	British Gas	Gas - STN - 01 June-30 June 18	£12.83	Jul-18
20/07/2018	Elec 18/008	Panda Press (Stone) Ltd	3 x Banners - Music Festival	£225.00	Jul-18
25/07/2018	D/Dbt 18/009	Prism Solutions	ICT support	£414.24	Jul-18
26/07/2018	Elec 18/007	Jim Davies	Deputy Mayor Expenses	£252.60	Jul-18
27/07/2018	D/Dbt 18/010	Francotyp Teleset	Postage on machine	£200.00	Jul-18
31/07/2018	D/Dbt 18/010	NatWest	Bank charges July 2018	£59.90	Jul-18