



Town Clerk

Les Trigg

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15 Station Road
STONE
ST15 8JP

28 October 2019

Dear Councillor,

A meeting of the **GENERAL PURPOSES COMMITTEE** will be held in the **Council Chamber at 15 Station Road, Stone**, on **TUESDAY 5 NOVEMBER 2019 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. **Minutes of Previous Meetings**
 - a) To confirm as a correct record the minutes of the meeting of the General Purposes Committee, held on 1 October 2019, Minute No's GP20/097 – GP20/113 (attached).

7. Minutes of Sub-Committees

- a) Management Sub-Committee held on 24 September 2019, Minute Numbers MAN20/008 – MAN20/014 (attached)
 - i. To consider the draft minutes
 - ii. To consider the Recommendations contained in Minute Number MAN20/012 and MAN20/013
- b) Tourism & Town Promotion Sub-Committee held on 15 October 2019, Minute Numbers TTP20/021 – TTP20/028 (attached)
 - i. To consider the draft minutes
- c) Environment Sub-Committee held on 15 October 2019, Minute Numbers ENV20/018 – ENV20/023 (attached)
 - i. To consider the draft minutes

8. Neighbourhood Plan

To consider the current position of the Stone Neighbourhood Plan.

9. HS2 Phase 2a

To consider the current position with the Council's petition to the House of Lords.

10. Financial Regulations

To consider updating Financial Regulations to allow the Council to make payments by PayPal. If agreed, paragraph 5.10 of Financial Regulations would need to be updated as follows:

- "5.10 Payments may be made by way of cheque, direct debit, bank transfer, purchasing card, PayPal, internet banking, BACS or CHAPS, provided that:*
- a. All cheques and the initial authorisation for direct debits shall be signed by two individuals included within the bank mandate, at least one of which shall be a Member of the Council and not more than one shall be an officer.*
 - b. Transfers between Council bank accounts may be authorised by the RFO.*
 - c. Payments via purchasing card can be made by a single authorised officer, and are limited to £1,000 in any single transaction, with a maximum of £5,000 outstanding at any one time.*
 - d. Electronic payments, including PayPal and payments via internet banking, can be made by a single authorised officer, but the supporting paperwork should also be signed by a second officer. All such payments should be included within a monthly report to the General Purposes Committee which lists "non-cheque" payments since the last report, subject to the exceptions set out in paragraph 5.8 above."*

11. Bank Mandate

To consider the resolution below in order to update the Council's bank mandate.

In respect of the proposed resolution, the authorised signatories are Councillors Andrew Best, Kerry Dawson, Jim Davies, Lin Davies, Mark Green and Jill Hood together with the

Town Clerk and the Assistant Town Clerk (business), and the signing rules are as stated paragraph 5.10 of the Council's Financial Regulations (see previous agenda item).

*"That a banking relationship will be maintained with National Westminster Bank Plc (the **Bank**) in accordance with this mandate and that:*

- *the individuals identified as **Authorised Signatories** may, in accordance with the **Signing Rules**:*
 - *sign cheques and give instructions for Standing Orders, Direct Debits, electronic payments, banker's drafts and other*
 - *payments on the accounts even if it causes an account to be overdrawn or exceed any limit*
 - *sign, accept or endorse bills of exchange.*
 - *request and give counter-indemnities for the issue of letters of credit or Guarantees (including bonds, indemnities and*
 - *undertakings)*
- ***Authorised Signatories** identified in the **Signing Rules** for unlimited amounts may, in accordance with the **Signing Rules**:*
 - *sign agreements for electronic products, including payment systems, and appoint or remove administrators and operators of those electronic products. The Business / Organisation authorises the administrators and operators to exercise the powers detailed in the terms of each electronic product. These powers may be extensive and include the power to make payments and access information on behalf of the Business / Organisation, and in the case of administrators, the power to appoint and remove other administrators (with the same powers) and operators*
- *any **Authorised Signatory** may give other instructions or requests for information to the Bank in relation to the accounts; opening accounts with the same **Signing Rules** and **Authorised Signatories**; closing accounts; or other banking services or products*
- *the Bank may accept instructions that do not have an original written signature provided the Bank is satisfied that the instruction is genuine and subject to any other agreement the Bank may require for those instructions*
- *The mandate will continue until the Customer completes a new mandate I passes a new Authority advising the changes in authority on the account(s)."*

12. **Richard Vernon Trust**

To appoint a new Trustee to the Richard Vernon Trust.

13. **Rural Services Network**

To consider an invitation from Rural Services Network for the Town Council to join a new Special Interest Group of Rural/Market towns.

An email and a letter from the Director of Rural Services Network is attached together with a leaflet about the Rural/Market Towns Group of the Local Government Association, representing Rural Areas across England. A list of councils who have been approached is also attached.

14. **Non-Cheque Payments**

To receive a list of non-cheque payments made by the Council during the period 1 September to 30 September 2019 (attached).

15. Update from Working Groups:

- a) Neighbourhood Plan Steering Group
- b) Stone Area Parish Liaison Group
- c) Traffic Management in Stone Working Group
- d) VE Day 2020 Commemoration Working Group

16. 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 & J. Davies

Age Concern Stone & District – Cllrs: T. Adamson & C. Thornicroft

Stafford & Stone Access Group – Cllr T. Kelt

Stone Common Plot Trustees – Cllrs: Mrs J. Hood, R. Kenney & T. Adamson

Stone Community Hub Liaison Group – Cllrs: Mrs J. Hood, M. Hatton & J. Powell

SPCA Executive Committee – Cllr M. Green

17. Exclusion of the Press and Public

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate.

18. Confidential Minutes

- a) To confirm as a correct record the confidential minutes of the General Purposes Committee, held on 1 October 2019, Minute Numbers GP20/097 and GP20/113.

Members of the Public are welcome to attend the General Purposes Committee Meeting as observers. Persons attending should enter the Council Offices through the rear entrance door (adjacent to the car park). The Council Chamber is at the top of the stairs.

Stone Town Council – General Purposes Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 1 October 2019

PRESENT: Councillor R. Kenney in the Chair, and
Councillors: T. Adamson, K. Argyle, A. Best, J. Davies, Mrs L. Davies, Mrs K. Dawson,
I. Fordham, M. Green, M. Hatton, J. Hickling, Mrs J. Hood, T. Kelt, P. Leason,
J. Powell, C. Thornicroft and R. Townsend

ABSENT: Councillor Mrs A. Burgess

GP20/097 Apologies

Apologies were received from Councillor Mrs A. Burgess

GP20/098 Declarations of Interests

None

GP20/099 Requests for Dispensations

None

GP20/100 To receive the report of the County Councillors

County Councillor Mrs J. Hood

Councillor Mrs Hood reported that Staffordshire County Council's website had been updated and improved. The complaints process has been made clearer as it is easier to see the range of public services it deals with. Highways reports and complaints, and applications for Blue Badges, can now only be made online. Applicants who cannot access online facilities are asked to seek assistance from staff at their local library. Customers may use the contact centre between the hours of 9am and 5pm on weekdays.

Councillor Mrs Hood provided information on an opportunity to apply for funding through the EnviroGrant Scheme, set up by Veolia in partnership with Staffordshire County Council to help local people improve their environment or community with grants of up to £1000. Applicants must be a not for profit group or society (including schools) who want to make a positive difference to their community by improving or providing new facilities (which can include equipment and running costs). She asked that Members of the Town Council spread the word about this funding opportunity.

Councillor Mrs Hood informed the meeting about Staffordshire County Council's funding bid for a £3.9m modern history centre, if a new round two bid for funding submitted to the National Lottery Heritage Fund is successful. The project has received initial (round one) support with an award of £36,000 development funding to enable an application for a full National Lottery grant of £3,964,000. The proposals for the Staffordshire History Centre Project would see an extension to the existing Staffordshire Record Office on Eastgate Street, incorporating the

* Items marked with an asterisk refer to reports or papers circulated with the agenda or distributed at the meeting. They are attached as an appendix to the signed copy of the Council minutes.

Williams Salt Library. The new centre would bring together the county's extensive archives collections in one modern centre with additional strong rooms, reading areas and research labs. Rare archives, books and museum pieces would be displayed in a dedicated exhibition space.

Councillor Mrs Hood advised that county highway's contractor Amey, had been busy in the town, undertaking programmed work including road surface repairs, drain clearing and the tidying of verges. She confirmed that work had been done around Walton roundabout and on Oulton Road, where the surface water flooding issue had been resolved.

County Councillor I. Parry

Councillor Parry was not in attendance at the meeting.

GP20/101 Representations from Members of the Public

Mr Neil Richardson

Mr Richardson referred the Committee to the sale of land off Tilling Drive by Stafford Borough Council and approval of a planning application (reference 19/29876/FUL) to build a sixty-six-bedroom care home on the site, resulting in the loss of open green space and a highly valued community playing field. The item is listed on the agenda for consideration at item number 10 (Development of Land off Tilling Drive).

Mr Richardson thanked the Council for its support to date and urged the Town Council to resist the proposed development by seeking a judicial review. He cited several reasons as justification for taking this course of action. These included:

- Development of the land is against Stafford Borough Council's Green Infrastructure Policy
- 450 local people signed a petition against the proposed development and 260 letters of objection have been submitted against the sale. The scale of objections has been larger than any other planning application, yet these have been disregarded
- Stafford Borough Council should not have the power to determine a planning application where it has a substantial financial interest in the outcome
- A thirty-three-bed care home already exists in Stone and the need for another care home has not been established
- There has been no public consultation
- No written response
- No slow down lane incorporated into the design
- The development will be close to existing homes
- No sequential testing

GP20/102 Minutes

RESOLVED:

- a) That the minutes of the General Purposes Committee Meeting held on the 3 September 2019 (Minute Numbers GP20/079 – GP20/096), be approved as a correct record.

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GP20/103 Minutes of Sub-Committees

There were no minutes for consideration.

GP20/104 Bagnacavallo Presentation

The Chairman welcomed Friends of Bagnacavallo representatives, Mrs Margaret Termine, Mr Nimo Termine and Mrs Margaret Broader, who had attended the meeting to talk about the friendship agreement between the towns of Bagnacavallo (in northern Italy) and Stone. An apology was given on behalf of Mr Giuseppe Termine who had been unable to join members on this evening.

The Friends talked about how the Friendship between Bagnacavallo and Stone had begun and distributed a leaflet to Committee Members documenting the timeline of events from 1980 to 2004. They talked about the many shared events, trips and fundraisers that had taken place, and those that were upcoming, as well as the student exchange visits which continue to be hosted by local families from the two towns.

The Friends of Bagnacavallo were congratulated on their valuable work which enabled the towns to share their cultures and were thanked for their time before leaving the meeting.

GP20/105 Reappointment of Members to Working Group

The Committee considered appointing new members to the Working Group:

- Traffic Management in the High Street

RESOLVED: That the working group be renamed 'Traffic Management in Stone Working Group' in order that its remit can be extended to include Christchurch Way and the general run of traffic, and car parks (Council and private) in the wider Stone area.

RESOLVED: That the Members of the 'Traffic Management in Stone Working Group' consist of the Town Mayor, Chairman of the General Purposes Committee, Chairman of the Tourism & Town Promotion Sub Committee and Paula Lees, Community Highway Engagement Officer, Staffordshire County Council.

GP20/106 Development of Land off Tilling Drive

The Committee considered the response of the Secretary of State for Housing, Communities and Local Government to the Council's request for him to call in planning application 19/29876/FUL in respect of land adjacent to the Fillybrooks, Walton, Stone.

A copy of the Secretary of State's response had been issued with the agenda for the meeting.

The Chairman reminded the Committee that the Secretary of State had decided not to call in planning application 19/29876/FUL after considering the case (against its call-in policy set out in the Written Ministerial Statement by Nick Boles on 26 October 2012) and being satisfied that the planning decision should be made at local level. Stafford Borough Council had subsequently approved the application

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for LNT Care Developments to build a sixty-six-bedroom, two storey care home for older people with associated access, car parking and landscaping, on the site of a highly valued community playing field. Local resident, Mr Richardson (who made representations at the beginning of the meeting) has asked the Committee to lodge a request for a judicial review.

The Town Clerk explained what a judicial review was and explained the process which challenges the lawfulness of decisions of public authorities, usually local or central government. The court has a supervisory role in making sure the decision maker acts lawfully. A Judicial Review is not a rerun on the merits of the decision but a challenge to the lawfulness of the decision that was made.

The Town Clerk summarised the steps the Town Council had already taken in an attempt to protect the land from future development. These included:

- Earmarking the site as a Local Green Space (LGS 40) within the Draft Stone Neighbourhood Plan. The designation had not been supported by the Inspector appointed to review the content of the Neighbourhood Plan.
- Raising objections to Planning application 19/29876/FUL (Councillor Mrs Hood had spoken against the development proposal at the Borough Council's Planning Control Committee and Councillor Kenney had voted against the case at Committee).
- Requesting the support of Sport England which it had initially given and then withdrawn after clarification that Stafford Borough Council was committing to use some of the proceeds of the sale to develop a playing field at Yarlet.
- Asking the Secretary of State to call in the planning application to an appeal, but this had been rejected in favour of a local decision being made by Stafford Borough Council.

The Town Clerk said that he was not aware that the law had been broken but a qualified planning lawyer would need to be employed to ascertain this point. He advised that the decision to pursue a judicial review needed careful consideration as the process is very expensive, with the potential for the Town Council to be held responsible for the costs of the other party. The experiences of the Aston Lodge Residents Association were given as an example.

GP20/107 Nominations for SPCA Executive Committee

The Committee considered an invitation to nominate a representative to stand for election to Staffordshire Parish Councils Association's Executive. It was noted that the election would be taking place at the Association's AGM on the evening of 2nd December.

RESOLVED: That no nomination be made as Councillor Green is already a representative (for a two year term), and a second representative would only be appointed from Stone if no nominations are received from other parishes in the Stafford Borough.

GP20/108 VE Day 2020 Commemoration Working Group

The committee considered the recommendations from the Working Group meeting* held on 10th September, a copy of which had been issued with the agenda for the meeting.

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RESOLVED: That the Committee approves the recommendations for the VE Day 2020 Commemoration and agreed that these should be carried forward.

GP20/109 Non-Cheque Payments

RESOLVED: To note the list* of non-cheque payments made by the Council during the period 1 August to 31 August 2019.

GP20/110 Update from Working Groups:

Neighbourhood Plan Steering Group

The Chairman of the Neighbourhood Plan Steering Group, Councillor Mrs Hood, informed the Committee that the Town Clerk had a meeting scheduled with the Principal Planning Officer and Town Council's Planning Consultant this week to discuss the Examiner's Report.

Stone Area Parish Liaison Group

Councillor Davies advised the Committee that Stone Area Parish Liaison Group had met two weeks ago, and the forum was proving to be an effective way of communicating with neighbouring councils and sharing their mutual interest in Stone and surrounding areas. He said he was disappointed that Fulford and Barlaston Parish Councils had not been represented at meetings. The topics discussed had included parish plans for VE Day 2020 Commemorations, Stafford Borough Council's management of planning consultations (which had resulted in a letter being sent to the Borough Council on behalf of Eccleshall and Hilderstone Parish Councils and Stone Town Council) and traffic and parking issues, including the numerous parking tickets issued by Smart Parking.

Traffic Management in High Street Working Group

The Committee has reviewed membership of the Working Group (at GP20/105 above).

VE Day 2020 Commemoration Working Group

Councillor Kenney has reported on the outcome of the Working Group meeting (at GP20/108 above).

GP20/111 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

Councillor Davies advised that no meeting had taken place, but the AGM would be held next week.

Age Concern Stone & District

Councillor Thornicroft advised that a meeting had taken place on 6 September 2019. Mr N. Norman had taken on the role of Chairman and had agreed to be nominated to Age UK District.

Stafford & Stone Access Group

Councillor T. Kelt advised that the next meeting of the Access Group would be held next week.

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Stone Common Plot Trustees

It was reported that no meeting of the Trustees had taken place.

Stone Community Hub Liaison Group

It was reported that a meeting of the Liaison Group was coming up.

SPCA Executive Committee

Councillor Green informed the Committee that the SPCA Executive had thanked Stone Lions for the work they were doing on prostate cancer screening and Message in a Bottle. Four hundred males had attended the recent screening event and their work had been noted by other parish councils.

A vote of thanks was also given to Stone Lions on behalf of the Town Council.

GP20/112 Exclusion of the Press and Public

To resolve, pursuant to the Public Bodies (Admission to Meetings) Act 1960, that the Public and Press be excluded from the meeting whilst the next items of business are discussed on the grounds that publicity would be prejudicial to public interest by reason of the confidential nature of the debate

RESOLVED: To exclude the Press and Public from the next item of business.

GP20/113 Confidential Minutes

RESOLVED:

- a) That the Confidential Minutes of the General Purposes Committee Meeting held on the 3 September 2019 (Minute Numbers GP20/079, GP20/095 and GP20/096), be approved as a correct record.

CHAIRMAN

Stone Town Council – Management Sub-Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 24 September 2019

PRESENT: Councillor J. Davies in the Chair and
Councillors: K. Argyle, Mrs L. Davies, I. Fordham and R. Kenney

By Chairman's invitation: Councillors: A. Best, Mrs J. Hood, P. Leason and
R. Townsend

ABSENT: Mrs A. Burgess, M. Green and T. Kelt

MAN20/008 **Apologies**

Councillors: Mrs A. Burgess, M. Green and T. Kelt

MAN20/009 **Declarations of Interest and Requests for Dispensations**

None received

MAN20/010 **Representations from Members of the Public**

None received

MAN20/011 **Minutes**

That the Minutes of the Management Sub-Committee Meeting held on the 16 July 2019 (Minute No's MAN20/001 – MAN20/007), be approved as a correct record, subject to adding Councillor R. Kenney to the list of Councillors present at the meeting.

MAN20/012 **Grant Aid Process**

The Sub-Committee considered the Town Council's grant aid process and whether the qualifying criteria make clear the limits on the grants that are available. The Chairman said that the grant aid system works satisfactorily but he believed prospective applicants could be assisted further (with additional criteria and definitions) to make sure their applications are compliant.

The Chairman suggested that some clarification could be considered to make clear the grant aid process and minimise potential risks to the Town Council.

The Town Clerk advised the Sub-Committee that grants are awarded only to

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organisations and not directly to events, eliminating any risk of Town Council liability or responsibility issues.

The Sub-Committee considered the need for a straightforward system which does not (due to any unnecessary complexity) discourage organisations and community groups from making a grant aid application. It was acknowledged that the Town Clerk filters the applications to ensure compliance before the Town Council is asked to determine their outcome.

RECOMMENDED: That the Chairman in consultation with the Town Clerk make slight revisions to the grant application and guidance notes to ensure they make clear the terms of engagement. The proposed revisions will then be submitted to the General Purposes Committee for consideration.

MAN20/013 IT Support

The Sub-Committee considered the performance of the IT Support contractor which has now been providing its services to the Town Council for a period of two years.

The Town Clerk advised the Sub-Committee that he no longer had to spend as much time on IT although the service could be more successful. He said on balance the contract was advantageous to the Town Council even though it did not provide the level of benefits he had originally hoped for. He said the reasons for this can be attributed to the complexity of the system they had installed, and that IT support can present a greater challenge when operating remotely, away from the office environment.

RECOMMENDED: That the Town Council continue with the contract and the Chairman works with the Town Clerk to identify potential improvements in preparation for a further review in one year's time.

MAN20/014 Updates

The Sub-Committee received updates on the following:

a. Plan HEADSTONE

The Town Clerk advised the Sub-Committee that the final touches to the death of the Queen and other members of the Royal Family protocol are currently being made. A revised version of the Headstone Protocol would be submitted to the General Purposes Committee for consideration as soon as it is completed.

b. Website

The Town Clerk advised the Sub-Committee that he was meeting with

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the County Council the following day with the Assistant Town Clerk (Democratic) to assess the offer of websites for town and parish councils. It was noted that interviews for the Marketing & Events Assistant post will take place in two weeks and the new postholder will be involved in improving the website's content.

c. Service Continuity Plan

The Town Clerk advised that although preparations for a Service Continuity Plan had not been documented, the Town Council was continuing to improve its preparedness. Electronic documentation is well advanced but paper record keeping requires careful management.

d. Data Protection Act 2018

The Town Clerk advised the Sub-Committee that the Town Council had already complied with the necessary key requirements (as advised by NALC) by the deadline of 25 May 2018 and other items were being dealt with as they arise. From 1 October 2019 Town Councillor email addresses will be used for Council business (in favour of personal addresses). All agendas will be issued electronically from this date although paper copies will be available to the Chairman of the committees and sub-committees and Councillors who have requested them in preference to being issued with iPads.

Chairman

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Stone Town Council – Tourism & Town Promotion Sub-Committee

Minutes of the Meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 15 October 2019

PRESENT: Councillor Mrs J. Hood in the Chair and
Councillors: T. Adamson, A. Best, J. Davies, I. Fordham, M. Green, R. Kenney,
P. Leason, J. Powell and C. Thornicroft

By Chairman's invitation: R. Townsend

ABSENT: No Councillors were absent

TTP20/021 **Apologies**

There were no apologies.

TTP20/022 **Declarations of Interest and Requests for Dispensation**

None received

TTP20/023 **Representations from Members of the Public**

None

TTP20/024 **Minutes of Previous Meeting**

That the minutes of the Tourism & Town Promotion Sub-Committee meeting held on the 13 August 2019 (Minute Numbers TTP20/012 – TTP20/020), be approved as a correct record.

TTP20/025 **Staffordshire Police**

Chief Inspector Gemma Ward, Neighbourhood Policing Commander for Stafford Borough delivered a presentation on policing in Staffordshire. She shared information about changes to Staffordshire Police's operating model which have been necessary due to increased incidences of crime and anti-social behaviour, the changing nature of crime and financial pressures within the force. She provided details of a post implementational review (twelve months post change), a National Uplift (officer recruitment and training), future policing plan and strategic priorities.

Chief Inspector Ward talked about the nature of local policing work undertaken in Stone and answered questions about issues of concern which included use of

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the intercom system at 15 Station Road, opening of the front office at 15 Station Road, CCTV on car parks, use of bicycles in town, openness of drug selling in Stone and drug use, and inconsiderate parking at local schools.

Chief Inspector Ward was thanked for the police service she oversees, and also for her time in attending the meeting.

TTP20/026 Calendar of Events

Events to date and their progress

The Chairman provided a summary of the many and varied events held in Stone which have included the Florence Brass Band playing (in Stonefield Park), Glorishears of Brummagem Morris Dancers, Classic Car Event, Stone by the Sea, Music Festival and St George's Day. Additionally, Stone in Bloom has this weekend, taken the bunting down.

Planned events for 2020

The Chairman informed the Sub-Committee that lots of new events were planned for 2020 which included a Flower Power Plant Fayre, Sportive Cycling event and a three day programme of VE Day Commemoration/celebrations to be held in May.

Councillors were asked if they could offer their support at these events, as all help would be appreciated.

Christmas Switch-On Arrangements

The Chairman advised that the arrangements for the Christmas Lights Switch On event were well underway.

TTP20/027 Advertising Boards/Gateway to Stone

The Chairman advised that advertising boards was an item still to be discussed by the Town Centre Events and Attractions Working Group.

TTP20/028 Reports from Working Groups

To receive reports from Working Groups:

Town Centre Appearance and Environment Working Group

Councillor Fordham informed the Sub-Committee that there were no updates to report since the last meeting.

Town Centre Events and Attractions Working Group

Councillor Mrs Hood had reported on the progress with town centre events held and planned, earlier in the meeting (TTP20/026 - Calendar of Events).

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Town Centre Partnership

Councillor Fordham advised that a meeting had taken place last week and he provided a resume of the points discussed.

Stone Traders Group has advised that their membership continues to grow and members are contributing financially to help promote town centre businesses. The Group is rolling out information about activity on its website, through Facebook and other social media.

Feedback was given on town centre events and St George's Day, the Street Food events and Classic Car events were considered very positive, bringing many people into the town centre. It was agreed that these could be built on further with fine tuning or additional events/dates. The Music Festival was considered good for the town but needed more work and the Stone by the Sea event, run primarily for residents and families, was seen to be beneficial to the community.

There is a wish from traders that town centre events are held on every third Saturday of every month from April to December.

There has been agreement to finalise a list of events by the end of March 2020 in order to prepare a calendar for publication by the Town Council in early April. The Traders Group will also work to promote the events.

Chairman

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Stone Town Council – Environment Sub-Committee

Minutes of the meeting held in the Council Chamber at 15 Station Road, Stone, on Tuesday 15 October 2019

PRESENT: Councillor P. Leason in the Chair and
Councillors: T. Adamson, K. Argyle, Mrs A. Burgess, M. Green, M. Hatton, T. Kelt,
R. Kenney, J. Powell and R. Townsend

By Chairman's invitation: Councillor I. Fordham & A. Best

ABSENT: There were no Councillors absent

ENV20/018 Apologies

There were no apologies.

ENV20/019 Declarations of Interest and Requests for Dispensations

None received

ENV20/020 Representations from Members of the Public

None

ENV20/021 Minutes of Previous Meeting

That the minutes of the Environment Sub-Committee meeting held on the 13 August 2019 (Minute Numbers ENV20/009 – ENV20/017), be approved as a correct record.

ENV20/022 Updates

To consider updates on matters from previous Minutes:

a) Leaflet on the Meadow

Minute Number ENV19/005 & ENV19/018:

That the costs of producing an information leaflet be investigated by Councillor Leason, and the findings reported back to a future meeting of the Sub-Committee

The Chairman informed the Sub-Committee that at a meeting (on 25 September 2019) between the Borough Council's Biodiversity & Ecology Officer, the Town Council's Grounds Maintenance Contractor and Sub Committee Members, it had been suggested that installation of several

information boards positioned around Crown Meadow, would be preferable to the production of leaflets.

It was agreed that, upon receipt of costings for the information boards, the item would be added to a future agenda.

b) Community Planting Exercise

Minute Number ENV19/012 & ENV19/018:

That a community planting exercise is considered for the planting of new wild flowers on Crown Meadow

The Chairman informed the Sub-Committee that following the meeting (above) the Grounds maintenance Contractor had been asked to provide quotations for various works which included:

- Removal of a Beech tree, an Oak tree and the levelling an area of ground near to a culvert which runs underground.
- The planting of Rowan, Elder and Crab Apple trees to form a hedge along the area of Meadow adjoining Stafford Street to create a screen to hide the Marks and Spencer building and entrance road on to the site.
- Making the bottom scrape wider and deeper to attract dragon flies etc.
- Removal of bulrushes.

The Chairman advised that upon the opening up of the scrape, a community planting exercise could be undertaken with consideration given to the creation of another new long narrow scrape.

The Chairman advised that he had arranged another meeting with the Grounds Maintenance Contractor on 22 October (10am at Crown Meadow) and Sub-Committee members were invited to attend.

c) Tree & Hedge Planting – Charter for Trees Campaign

Minute Number ENV19/013 & ENV19/018:

That the location identified in Crown Meadow is recommended for tree planting and that this is undertaken through a community tree planting project

The Chairman advised that the tree and hedge planting would form part of the screening (as above) and the costings for all work would be taken forward to the December budget meeting.

The Chairman suggested that a Crown Meadow volunteer group be

established to undertake litter picking, removal of weeds (Himalayan Balsam) and straightforward maintenance work, taking the lead from the Sub-Committee and Grounds Maintenance Contractor. It was agreed that the item be brought forward to a future agenda.

RESOLVED: To note the updates on matters brought forward from previous Minutes.

ENV20/023 Reports from Working Groups

To receive reports from Working Groups:

Plastic Free Community/Single Use Plastics Working Group

Councillor Townsend advised the Sub-Committee that the Plastic Free Community/Single Use Plastics Working Group had not yet met.

Environmental Issues Working Group

Councillor Townsend advised the Sub-Committee that a small number of Environmental Issues Working Group Members had met for the first time last week, since the Town Council had agreed to acknowledge a climate emergency.

The issues discussed had included the need to focus on the aspects of climate emergency and environmental issues that were within the remit and budget determined by the Town Council.

The working group agreed that it would research three main areas, with a view to making proposals to the Sub-Committee. These are:

- Establishing how to organise a carbon energy audit of Stone Town Council's activities to obtain an up to date evaluation of its footprint and environmental practices. This will enable consideration to be given to offsetting its footprint and leading by example in the town.
- That the Sub-Committee have meetings with Stafford Borough Council and Staffordshire County Council to learn about their plans, declarations and policies in order to establish how these can be filtered down to the local level.
- Community engagement in Stone with the use of social media, presence at farmers markets, the Town Council's website, face to face and the possibility of a public meeting.

RESOLVED: To note the reports of the Working Groups.

Chairman

**Urban Vision Enterprise CIC
Stone Neighbourhood Plan
Options for Moving Forward
October 2019**

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1. Introduction

1.1 Background

The Stone Neighbourhood Plan is at the post-examination stage. Urban Vision Enterprise has provided advice to the Town Council on modifications to the plan, in response to the examiner's recommendations.

This short report sets out overall options for moving forward.

1.2 Status of the Report

The report contains informal advice and suggests options for the Town Council as neighbourhood planning body, to help in deciding how to move forward.

This report has been prepared by:

Hannah Barter, MAUD, Dip T&CP, MRTPI and
Dave Chetwyn, MA, MRTPI, IHBC, FInstLM.

The advice given in the report is based on the opinions of the authors.

This is an informal document and it does not form part of the statutory neighbourhood planning process or have any legal status within that process.

2. The Independent Examination

2.1 Examiner's Recommendations

The examiners' report confirms that, subject to modifications, the plan meets the basic conditions and other legal requirements, so may proceed to referendum.

The suggested modifications include the deletion of proposed Local Green Space and recognition of green infrastructure as an alternative.

2.2 The Role of the Local Planning Authority

The local planning authority must consider whether the submission plan meets the basic conditions. Each of the examiners' recommendations must be considered and responded to, as set out in Section 61(E)12 in Schedule 4B of the Town and Country Planning Act 1990 (inserted by Section 116 and Schedule 10 of the Localism Act 2011). It would not be lawful to take a 'blanket' view on implementing the examiner's recommendations. Each recommendation must be considered individually.

The examiners' recommendations are not binding. It is for the local planning authority to determine whether the plan meets the basic conditions and to make any modifications necessary. However, clear reasons must be given if departing from the examiner's recommendations.

It should be noted that the local planning authority can only modify the submission plan as prescribed in Section 61(E):

*“(a)modifications that the authority consider need to be made to secure that the draft order meets the basic conditions mentioned in paragraph 8(2),
(b)modifications that the authority consider need to be made to secure that the draft order is compatible with the Convention rights,
(c)modifications that the authority consider need to be made to secure that the draft order complies with the provision made by or under sections 61E(2), 61J and 61L,
(d)modifications specifying a period under section 61L(2)(b) or (5), and
(e)modifications for the purpose of correcting errors”.*

Where modifications are made, the local planning authority must give clear and precise reasons in the interests of transparency and demonstrating that it has met legal requirements.

In considering the application of the basic conditions and subsequent modifications, it is useful to highlight Paragraph 16 of the NPPF 2019:

*‘16. Plans should:
a) be prepared with the objective of contributing to the achievement of sustainable development¹⁰;*

- b) be prepared positively, in a way that is aspirational but deliverable;*
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)'.*

So the local planning authority is responsible for determining whether the plans should proceed to referendum and to make any modifications necessary to achieve this.

If the plan is capable of being modified to meet the basic conditions, then the local planning authority must make those modifications. The local planning authority can only make such modifications that are necessary to meet the basic conditions.

The decision on whether to proceed with the plans on the basis of modifications proposed falls to the neighbourhood planning body. There is an option to withdraw the plan, if unhappy with the modifications proposed.

As soon as possible after modifying the plan, the local planning authority must publicise details of the modifications and where they can be inspected on their website. The option for the neighbourhood planning body to withdraw the neighbourhood plan ends once the decision on modifications is publicised (Regulation 18 publicity).

2.3 Questions on the Examination

Stone Town Council has requested certain questions to be addressed in this report, arising from their discussions with Stafford Borough Council.

Further Consultation

‘SBC has indicated that it would need to do further consultation on what they consider to be material changes to policy. This would then be considered by someone independently as they are concerned about Legal Challenge’.

Response: Following modification, the requirement is for publicity, as required by Regulation 18. There is no legal provision for the additional stages of consultation and examination. Our concern would be over whether these additional stages made the plan vulnerable to challenge.

Meeting to Discuss Modification

'The LPA has indicated it would not be happy to meet Stone TC to discuss the modifications, but they will consider a written report (this report) and make a decision on that basis.'

Response: Modifications are usually dealt with through detailed discussions between the local planning authority and qualifying body. If the local planning authority choose not to meet it is not unlawful, but it is certainly not good practice.

Modifications not Suggested by the Examiner

'Modifications that the examiner has not suggested may not be made'.

Response: This is not the case. The decision on whether the plan meets the basic conditions and on modifications necessary lies with the local planning authority. If the LPA considers that modification to meet the basic conditions is necessary, but then failed to make such modification on the basis that it had not been recommended by the examiner, then the plan could be vulnerable to challenge.

3. Options for Moving Forward

3.1 Modifications

The following table details the suggested modifications that have been discussed provisionally by Stone Town Council and Stafford Borough Council. Stone Town Council's view on the modifications are indicated:

| Independent Examiners Report Recommendation Ref | Action |
|---|---|
| 1 | Agreed as per recommendation |
| 2 | Agreed as per recommendation |
| 3 | Agreed: Stone TC to redraft and submit to SBC |
| 4 | Agreed as per recommendation |
| 5 | Agreed as per recommendation |
| 6 | Agreed as per recommendation |
| 7 | Agreed as per recommendation |
| 8 | Agreed as per recommendation |
| 9 | Agreed as per recommendation |
| 10 | Agreed as per recommendation |
| 11 | Agreed as per recommendation |
| 12 | Agreed as per recommendation |
| 13 | Agreed as per recommendation |
| 14 | Agreed as per recommendation |
| 15 | Agreed as per recommendation |
| 16 | Agreed as per recommendation |
| 17 | Agreed as per recommendation |
| 18 | Agreed as per recommendation |
| 19 | Agreed as per recommendation |
| 20 | Agreed as per recommendation |
| 21 | Agreed as per recommendation |
| 22 | <p>Agreed: Suggested amendment to first bullet point 1 to read:</p> <p>'should include interactive frontages to streets and spaces'.</p> <p>Re-word 22.4 to read: 'Ensure that regard is demonstrated within the combined design of buildings (including their scale and massing), streets and spaces to the area within which the development is located'.</p> <p>'Within Character Area North (<i>identified within Appendix B</i>) particular regard is required for the retention of the characteristically large plots. In all areas rear gardens should not normally be placed next to road frontages'.</p> |

Stone Neighbourhood Plan

| | |
|----|---|
| | 'Reuse of building materials to retain character where appropriate'; |
| 23 | Agreed as per recommendation |
| 24 | Agreed as per recommendation |
| 25 | Agreed as per recommendation |
| 26 | Agreed as per recommendation |
| 27 | Agreed as per recommendation |
| 28 | <p>Agreed as per recommendation: New Policy to read (Black is the independent examiner wording and the blue is UVE suggested addition to address the concerns raised by STC.</p> <p>CAF5: Local Green Infrastructure</p> <p>The areas detailed as LGI in Appendix C of this Plan are designated as Local Green Infrastructure which are to be regarded as part of the green infrastructure network which Policy N4 of the Plan for Stafford Borough protects and commits to enhance and expand.</p> <p>These should be maintained and enhanced to continue to support health and well-being for local communities.</p> |
| 29 | Agreed as per recommendation |
| 30 | Agreed as per recommendation |
| 31 | Agreed as per recommendation |
| 32 | Agreed as per recommendation |
| 33 | Agreed as per recommendation |
| 34 | Agreed as per recommendation |
| 35 | Agreed as per recommendation |

4. Conclusions

Whilst Stafford Borough Council should be open to discussion over modifications to the Neighbourhood Plan, to ensure that they are acceptable to the Town Council. The Town Council has the power to withdraw the Neighbourhood Plan, if not happy with modifications.

For this reason, local planning authorities and qualifying bodies usually work closely together in agreeing modifications necessary to meet the Basic Conditions.

It is for the local planning authority to determine whether the plan meets the basic conditions and to make any modifications necessary. As stated previously, the examiners' recommendations are not binding. Indeed, it would be unlawful to take a 'blanket' view on implementing the examiner's recommendations. Each recommendation must be considered individually. Clear reasons must be given if departing from the examiner's recommendations.

There is a statutory requirement for the plan to meet the basic conditions, but there are usually several options for modification to achieve that, and not necessarily the specific modification suggested by the examiner.

4. Further Advice

The National Planning Policy Framework 2019 is available here:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf

Planning Practice Guidance is available here:

<https://www.gov.uk/government/collections/planning-practice-guidance>

More advice on the neighbourhood plan process is available in the Locality Roadmap Guide, 2018 edition, here:

https://neighbourhoodplanning.org/wp-content/uploads/NP_Roadmap_online_full.pdf

Advice on the implementation, monitoring and review of neighbourhood plans is here:

<https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-implement-monitor-and-review-your-made-neighbourhood-plan/>

5. Contact



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STONE NEIGHBOURHOOD PLAN 2016 - 2031

**The Report of the Independent Examiner to Stafford Borough Council on the
Stone Neighbourhood Plan**

**Andrew Matheson MSc MPA DipTP MRTPI FCIH
Independent Examiner
16th August 2019**

Summary

I was appointed by Stafford Borough Council, in agreement with the Stone Town Council, in February 2019 to undertake the Independent Examination of the Stone Neighbourhood Plan.

The Examination has been undertaken by written representations. I visited the Neighbourhood Area on 18th June 2019.

The Neighbourhood Plan proposes a local range of policies and seeks to bring forward positive and sustainable development in the Stone Neighbourhood Area. There is an evident focus on safeguarding the very distinctive, largely rural character of the area whilst accommodating future change and growth.

The Plan has been underpinned by extensive community support and engagement. The social, environmental and economic aspects of the issues identified have been brought together into a coherent plan which adds appropriate local detail to sit alongside the Plan for Stafford Borough Parts 1 & 2.

Subject to a series of recommended modifications set out in this Report I have concluded that the Stone Neighbourhood Plan meets all the necessary legal requirements and should proceed to referendum.

I recommend that the referendum should be held within the Neighbourhood Area.

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Introduction

This report sets out the findings of the Independent Examination of the Stone Neighbourhood Plan 2016 - 2031. The Plan was submitted to Stafford Borough Council by Stone Town Council in their capacity as the 'qualifying body' responsible for preparing the Neighbourhood Plan.

Neighbourhood Plans were introduced into the planning process by the Localism Act 2011. They aim to allow local communities to take responsibility for guiding development in their area. This approach was subsequently incorporated within the National Planning Policy Framework (NPPF) in 2012 and this continues to be the principal element of national planning policy. A new NPPF was published in July 2018 (and updated in February 2019) but the transitional arrangements in para 214 Appendix 1 on Implementation apply and thus this Examination is unaffected by the changed NPPF; accordingly all references to the NPPF in this Report are to the original 2012 NPPF document (unless otherwise indicated).

This report assesses whether the Stone Neighbourhood Plan is legally compliant and meets the 'basic conditions' that such plans are required to meet. It also considers the content of the Plan and, where necessary, recommends modifications to its policies and supporting text. This report also provides a recommendation as to whether the Stone Neighbourhood Plan should proceed to referendum. If this is the case and that referendum results in a positive outcome, the Stone Neighbourhood Plan would then be used in the process of determining planning applications within the Plan boundary as an integral part of the wider Plan.

The Role of the Independent Examiner

The Examiner's role is to ensure that any submitted Neighbourhood Plan meets the legislative and procedural requirements. I was appointed by Stafford Borough Council, in agreement with Stone Town Council, to conduct the examination of the Stone Neighbourhood Plan and to report my findings. I am independent of both Stafford Borough Council and Stone Town Council. I do not have any interest in any land that may be affected by the Plan.

I possess the appropriate qualifications and experience to undertake this role. I have over 40 years' experience in various local authorities and third sector bodies as well as with the professional body for planners in the United Kingdom. I am a Chartered Town Planner and a panel member for the Neighbourhood Planning Independent Examiner Referral Service (NPIERS). I am a Member of the Royal Town Planning Institute.

In my role as Independent Examiner I am required to recommend one of the following outcomes of the Examination:

- the Stone Neighbourhood Plan is submitted to a referendum; or
- the Stone Neighbourhood Plan should proceed to referendum as modified (based on my recommendations); or
- the Stone Neighbourhood Plan does not proceed to referendum on the basis that it does not meet the necessary legal requirements.

As part of this process I must consider whether the submitted Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990. If recommending that the Neighbourhood Plan should go forward to referendum, I must then consider whether or not the referendum area should extend beyond the Neighbourhood Area to which the Plan relates.

In examining the Plan, I am also required, under paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990, to check whether:

- the policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of Section 38A of the Planning and Compulsory Purchase Act 2004;
- the Neighbourhood Plan meets the requirements of Section 38B of the 2004 Act (the Plan must specify the period to which it has effect, must not include provision about development that is excluded development, and must not relate to more than one Neighbourhood Area);
- the Neighbourhood Plan has been prepared for an area that has been designated under Section 61G of the Localism Act and has been developed and submitted for examination by a qualifying body.

These are helpfully covered in the submitted Basic Conditions Statement and, subject to the contents of this Report, I can confirm that I am satisfied that each of the above points has been properly addressed and met.

In undertaking this examination I have considered the following documents:

- Stone Neighbourhood Plan 2016 - 2031 as submitted
- Stone Neighbourhood Plan Basic Conditions Statement (August 2018)
- Stone Neighbourhood Plan Consultation Statement with Appendices (October 2018)
- Screening Assessment of the Draft Stone Neighbourhood Plan - Strategic Environmental Assessment & Habitat Regulations Assessment (November 2018)
- Content at: <https://stonetowncouncil.gov.uk/>
- Content at: www.staffordbc.gov.uk/stone-town-neighbourhood-plan-area
- Representations made to the Regulation 16 public consultation on the Stone Neighbourhood Plan
- Plan for Stafford Borough Part 1 dated June 2014 and Part 2 adopted in January 2017
- National Planning Policy Framework (NPPF) (2012, 2018 & 2019)
- Neighbourhood Planning Regulations (2012)
- Planning Practice Guidance (PPG) (March 2014 and subsequent updates)

I carried out an unaccompanied visit to the Neighbourhood Area on 18th June 2019. I looked at Stone and its rural hinterland. I also viewed the Stone Conservation Area and all the various sites and locations identified in the Plan document.

The legislation establishes that, as a general rule, Neighbourhood Plan examinations should be held without a public hearing, by written representations only. Having considered all the information before me, including the representations made to the submitted plan which I felt made their points with clarity and in particular one representation that made a case for a Public Hearing, I was satisfied that the Stone Neighbourhood Plan could be examined without the need for a public hearing. The Qualifying Body and the Local Planning Authority have helpfully responded to my enquiries so that I may have a thorough understanding of the facts and thinking behind the Plan, and the correspondence has been shown on the Stafford Borough Council Neighbourhood Planning website for the Stone Neighbourhood Plan. This correspondence has given rise to additional representations which I have read and considered.

Stone Neighbourhood Area

A map showing the boundary of the Stone Neighbourhood Area has been provided within the Neighbourhood Plan. Further to an application made by Stone Town Council, Stafford Borough Council approved the designation of the Neighbourhood Area on 8th December 2015. This satisfied the requirement in line with the purposes of preparing a Neighbourhood Plan under section 61G(1) of the Town and Country Planning Act 1990 (as amended).

Consultation

In accordance with the Neighbourhood Planning (General) Regulations 2012, the qualifying body has prepared a Consultation Statement to accompany the Plan.

The Planning Practice Guidance says:

“A qualifying body should be inclusive and open in the preparation of its Neighbourhood Plan [or Order] and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging Neighbourhood Plan [or Order]
- is made aware of how their views have informed the draft Neighbourhood Plan [or Order].” (Reference ID: 41-047-20140306)

From October to December 2015, in parallel with the public consultation on the designation of the Neighbourhood Area, the Town Council organised and widely publicised a series of drop-in events at four venues in different parts of the town. At the same time a dedicated section of the Town Council's website was created to provide information about neighbourhood plans. 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 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. For the events three questions were each printed at the top of an exhibition board with a large space beneath; the questions 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?

An analysis of the responses was produced independently by Urban Vision Enterprise CIC and was considered by the Neighbourhood Plan Steering Group which then defined the strategic aims which underpinned the rest of the Plan preparation.

A second phase of consultation during 2016/2017 engaged 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. Identified owners of land included within the plan were specifically written to in order to allow them the opportunity for comment on the sites included within the draft Plan. In all instances the results were collated independently by Urban Vision Enterprise CIC and reported to the Steering Group.

The Regulation 14 pre-submission consultation ran from 19th June to 31st July 2018. Details were circulated locally to online, printed and radio news outlets, and included 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. A list of statutory consultees, supplied by Stafford Borough Council, allowed these to be approached individually. Responses to the consultation were logged by Stone Town Council, analysed by Urban Vision Enterprise CIC and reported to the Neighbourhood Plan Steering Group which considered the responses and determined the changes required to the draft Plan. The tabulated responses are included as an Appendix to the Consultation Statement submitted alongside the Plan.

I am therefore satisfied that the consultation process accords with the requirements of the Regulations and the Practice Guidance and that, in having regard to national policy and guidance, the Basic Conditions have been met. In reaching my own conclusions about the

specifics of the content of the Plan I will later note points of agreement or disagreement with Regulation 16 representations, just as the Qualifying Body has already done for earlier consultations. That does not imply or suggest that the consultation has been inadequate, merely that a test against the Basic Conditions is being applied.

Representations Received

Consultation on the submitted Plan, in accordance with Neighbourhood Planning Regulation 16, was undertaken by Stafford Borough Council from Tuesday 6th November until Tuesday 18th December 2018. I have been passed a significant number of representations – 71 in total – which is too many to list here but a schedule has been included alongside the details of the Plan on the Stafford Borough Neighbourhood Planning website. I have not mentioned every representation individually within the Report but this is not because they have not been thoroughly read and considered in relation to my Examiner role, rather their detail may not add to the pressing of my related recommendations which must ensure that the Basic Conditions are met.

The Neighbourhood Plan

Stone Town Council is to be congratulated on its extensive efforts to produce a Neighbourhood Plan for their area that will guide development activity over the period to 2031. I can see that a sustained effort has been put into developing a Plan with a vision that “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 recreation activities, a successful tourism sector, high quality local services and a diversity of local employment opportunities”. The Plan document is well presented with a distinctive combination of text, images and Policies that are, subject to the specific points that I make below, well laid out and helpful for the reader. The Plan has been kept to a manageable length by not overextending the potential subject matter and the coverage of that.

It is an expectation of Neighbourhood Plans that they should address the issues that are identified through community consultation, set within the context of higher level planning policies. There is no prescribed content and no requirement that the robustness of proposals should be tested to the extent prescribed for Local Plans. Where there has been a failure by the Qualifying Body to address an issue in the round, leading to an inadequate statement of policy, it is part of my role wherever possible to see that the community’s intent is sustained in an appropriately modified wording for the policy. It is evident that the community has made positive use of “direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area” (Planning Practice Guidance Reference ID: 41-001-20140306).

A contentious issue has been whether the Plan is positively framed. The representation from Stafford Borough Council (BC) says “Overall sustainable growth needs to be delivered through the Neighbourhood Plan process in line with the Revised NPPF 2018 para 29. This is clearly not demonstrated by the Stone Neighbourhood Plan Submission.....In particular the Neighbourhood Plan should help to identify new development sites to accommodate additional growth, provision of new recreational facilities as well as Local Green Space”. Other representations say: “I fail to see the benefits of this plan” and “this is a plan for stagnation not growth”. Para 29 of the (now 2019) NPPF says: “Neighbourhood plans should not promote less development than set out in the strategic policies for the area, *or undermine those strategic policies*” (*my emphasis*). However, the Planning Practice Guidance clarifies (Paragraph: 040 Reference ID: 41-040-20160211): “Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of the latest and up-to-date evidence of housing need. In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making”. And further, “A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan” (Paragraph: 044 Reference ID: 41-044-20160519). The Plan document (page 39) notes that at March 2017 (not updated to March 2018) housing completions and commitments total 1,135 against the Plan for Stafford Borough 2011-2031 “total requirement [for Stone] of 1,000 new homes over the Plan period”. The Stafford BC representation does not dispute the 1,000 new homes figure but suggests this is a minimum rather than an absolute figure; the level of additional growth that would have been desirable is undefined. However, again national guidance is relevant: Planning Practice Guidance (ref: 41-009-20160211) says: “Neighbourhood plans should consider allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan”. In this regard a representation comments: “we question whether the Town Council should

progress with a Neighbourhood Plan at this time and whether work on the Neighbourhood Plan should instead be delayed to allow for the emerging Local Plan to be prepared”.

As another representation notes, there is a consequence to the Neighbourhood Plan not allocating any sites for housing despite (as noted on page 39 of the Plan) the Plan for Stafford stating that “development allocations for specific sites will be identified through (*sic*) the Settlement Boundaries through the Neighbourhood Planning Process”. In the event that Stafford BC cannot demonstrate a 5 year supply of deliverable housing sites then the Development Plan policies on housing supply may be considered to be out of date and permissions will be granted (NPPF para 24) “unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted”. The Ministerial Statement of December 2016 clarified that supply of housing policies will not be considered out of date in areas with a made Neighbourhood Plan provided 3 conditions are met, one of which is that “The Neighbourhood Plan allocates sites for housing”; clearly that requirement will not be met for Stone. Meanwhile, as the representations show, there are a number of sites that developers suggest and urge could be used for sustainable development. I note that the Stafford BC ‘Housing Monitor 2018’ indicates that a 5 year housing land supply is being sustained albeit 47% of outstanding commitments at March 2018 were from unallocated ‘windfall’ sites which, by their nature, may not accord with community location preferences.

From the evidence available to me it would appear that the new Local Plan for Stafford Borough was not and is not at a stage where revised housing requirements have been calculated or published. With a standard methodology now available (www.gov.uk/guidance/housing-and-economic-development-needs-assessments) it would have been possible for the Qualifying Body to undertake a housing requirement assessment of their own, although I appreciate that the resource implications are significant. This would have allowed the Qualifying Body to ensure that future housing developments were plan led. I repeat what the Planning Practice Guidance says: “Neighbourhood plans should consider allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan” (ref: 41-009-20160211).

Instead of making site allocations, the “Growth Strategy” section of the Plan (page 39) suggests that reliance will be placed on the Plan for Stafford Borough and “a series of enabling policies”. However, the Council representation also asserts that “taken in combination [Neighbourhood Plan] policies H2 [Housing Design], CAF2 [Green Infrastructure], CAF3 [Protected Views and Vistas] and CAF4 [Local Green Space] have the ability to severely restrict development. This approach is inconsistent with the Plan for Stafford Borough and national guidance”. On the matter of the intent of the Plan the Qualifying Body has commented that the Neighbourhood Plan “was being prepared in parallel with the Plan for Stafford Borough Part 2 of which the Town Council participated in the consultation. There was not evident need through community engagement to challenge the growth strategy or rationale that the LPA [Local Planning Authority] were developing. Therefore we did not undertake [to gather] any additional evidence base as the local plan evidence we thought would be robust”. On the matter of the cumulative impact of Policies the Qualifying Body has commented:

- Housing Growth: This plan is pro-growth. In its preparation Stone Town Council has taken great care to ensure it plans positively for the projected level of growth that the LPA have indicated and does not seek to reduce the housing numbers allocated.
- The Neighbourhood Plan does nothing to restrict the development of the strategically allocated sites. Although these have not all been developed the projected numbers have already been met in planning permissions gained, including windfall sites.

- Permitted development in some instances would also enable additional housing growth.
- It is perfectly legitimate [for the NP] to focus on economic and town centre regeneration.
- The neighbourhood plan does nothing to restrict housing supply.
- Community engagement did not highlight site allocations for housing as a theme as the LPA have catered for housing growth and this would be a repetition.
- The NP is focused on business and employment.
- The NP supports strategic housing allocations in the mix and types of housing to encourage well designed places and homes that cater for the housing need identified by the LPA.
- Policy BE2 enables residential development at upper floors in the town centre with a view to re-populate the town centre.
- Policy CAF1 makes sure that housing is supported by social infrastructure.

Individually I can see that the Policies address legitimate matters for a Neighbourhood Plan as identified with the community. I will later look at the Policies in turn so as to ensure that the Basic Conditions are met, which include an obligation to have regard to Local Plan strategic policies. It may have been wise for the Neighbourhood Plan to have identified 'reserve' housing sites to ensure that future development is community led but I cannot conclude that the Plan has failed to meet an obligation by not allocating sites.

Having considered all the evidence and representations submitted as part of the Examination I am satisfied that the submitted Plan has had regard to national planning policies and guidance in general terms. It works from a positive vision for the future of the Neighbourhood Area and promotes policies that are, subject to amendment to variable degrees, proportionate and sustainable. The Plan sets out the community's priorities whilst seeking to identify and safeguard Stone's distinctive features and character. The plan-making had to find ways to reconcile the external challenges that are perceived as likely to affect the area with the positive vision agreed with the community. All such difficult tasks were approached with transparency, with input as required and support from Stafford Borough Council.

However, in the writing up of the work into the Plan document, it is sometimes the case that the phraseology is imprecise, not helpful, or it falls short in justifying aspects of the selected policy. This is not uncommon in a community-prepared planning document and something that can readily be addressed in most instances. Accordingly I have been obliged to recommend modifications so as to ensure both clarity and meeting of the 'Basic Conditions'. In particular, Plan policies as submitted may not meet the obligation to "provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency" (NPPF para 17). I bring this particular reference to the fore because it will be evident as I examine the policies individually and consider whether they meet or can meet the 'Basic Conditions'.

Basic Conditions

The Independent Examiner is required to consider whether a Neighbourhood Plan meets the "Basic Conditions", as set out in law following the Localism Act 2011; in December 2018 a fifth Basic Condition was added relating to the Conservation of Habitats and Species Regulations 2017. In order to meet the Basic Conditions, the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with the strategic policies of the Plan for the area;

- be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

The submitted Basic Conditions Statement has very helpfully set out to address the issues in relation to the first four of these requirements in the same order as above and, where appropriate, has tabulated the relationship between the policy content of the Plan and its higher tier equivalents. I note that the Local Plan is the Plan for Stafford Borough (PfSB) Part 1 dated June 2014 and Part 2 adopted in January 2017. At the time of Neighbourhood Plan submission the fifth Basic Condition had not been added but as the Plan does not allocate land for development and is supportive of Stone's rural features, I am satisfied that the making of the Plan will not breach the Basic Condition relating to the Habitats and Species Regulations 2017.

I have examined and will below consider the Neighbourhood Plan against all of the Basic Conditions above, utilising the supporting material provided in the Basic Conditions Statement and other available evidence as appropriate.

The Plan in Detail

I will address the aspects of the Neighbourhood Plan content that are relevant to the Examination in the same sequence as the Plan. Recommendations are identified with a bold heading and italics, and I have brought them together as a list at the end of the Report.

Front cover

A Neighbourhood Plan must specify the period during which it is to have effect. I note that there is a reference to the Plan dates 2016 – 2031 prominently and helpfully on the front cover. However, as the Plan cannot be backdated and the Plan relates to some documents dated post 2016, the start date for the Plan should be amended to 2019.

Recommendation 1:

Amend the Plan period on the front cover and all later references to 2019 - 2031.

Contents

The Contents list will need to be reviewed once the text has been amended to accommodate the recommendations from this Report. To allow for ease of referencing within other planning documents, Committee reports and Decision Notices the whole document would benefit from section and paragraph numbering

Recommendation 2:

2.1 Review the "Contents" pages once the text has been amended to accommodate the recommendations from this Report.

2.2 Add a numbering scheme throughout the document that allows the Sections and their paragraphs to be readily identified.

Foreword

This introductory section has now served its purpose and can be removed.

Recommendation 3:

Remove the section titled "Foreword" on page 3 and renumber subsequent sections accordingly.

Background to the Neighbourhood Plan & The Neighbourhood Area

Some of the verb tenses in these sections are wrong for a Plan that will, subject to the outcome of the Referendum, become part of the Development Plan. Also, as noted above, there are now 5 Basic Conditions and so the fifth needs to be added to the list (although adding it as fourth in the list would avoid further redrafting). The representation from Stafford Borough Council requests an amendment to the references to the Local Plan. Whilst it may be a useful incidental benefit, the purpose of designating Local Green Spaces is not to “benefit [of] the health and well-being of local residents” and so, for accuracy, this needs to be removed. Similarly, whilst it is true that a Neighbourhood Plan may go beyond land use issues Planning Guidance says that such content “should be clearly identifiable” (Paragraph: 004 Reference ID: 41-004-20170728); therefore the text also needs to make this clear.

Recommendation 4:

4.1 In the first sentence after the “Background” heading replace “will set out” with ‘sets out’; in the first sentence after “The Neighbourhood Area” heading delete “that will be” and in the third sentence replace “empowers” with ‘empowered’; replace the colon at the end of the “The Neighbourhood Area” section with a full stop.

4.2 Since it is the purpose required of the map on page 4 to show the designated Neighbourhood Area the title and the key should be amended to refer to the Neighbourhood Area (rather than the Parish).

4.3 Add to the list of Basic Conditions: ‘Not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d)’.

4.4 For accuracy in the section headed “Background”:

4.4.1 In the first bullet point of the first paragraph the reference to the NPPF should read: ‘National Planning Policy Framework (NPPF)’;

4.4.2 In the fourth bullet point in first paragraph amend the reference to the Local Plan to read: ‘Plan for Stafford Borough (PfSB) Part 1 adopted in June 2014 and Part 2 adopted in January 2017’;

4.4.3 In the third paragraph delete “for the benefit of the health and well-being of local residents”;

4.4.4 In the fourth paragraph amend the beginning as follows: ‘Provided the content is suitably identified, the Plan can also....’.

Purpose of the Neighbourhood Plan, The Scope of the Neighbourhood Plan and the Neighbourhood Plan Process

Like the “Foreword” these sections have served their purpose and are not needed in addition to the “Background” section.

Recommendation 5:

Delete the sections titled “Purpose of the Neighbourhood Plan”, “The Scope of the Neighbourhood Plan” and “The Neighbourhood Plan Process”.

The Local Plan

In the last sentence of the first paragraph “overshooting” is not explained and what “it” is referencing is unclear; the sentence therefore needs amending for clarity.

Recommendation 6:

Under the heading “Local Plan” reword the last sentence of the first paragraph as follows: ‘Stone has been allocated a minimum of 1,000 new homes but, possibly due to the popularity of Stone, planning consents have already exceeded the allocation thus potentially skewing the intent of the Local Plan.’

Consultation:

Since the Plan is accompanied by a Consultation Statement there is no purpose or benefit in the Plan document delving into detail.

Recommendation 7:

Under the “Consultation” heading:

7.1 Delete the fifth paragraph referencing the details of the 2015 consultation events.

7.2 Add to the beginning of the last paragraph: ‘As evidenced by the Consultation Statement that accompanies this Plan, local residents.....’.

Key Outcomes and Issues

For clarity the representation from Stafford Borough Council has requested that the unexplained references to “Stage 1” in the consultation process be replaced with ‘initial consultation’.

Recommendation 8:

Under the heading “Key Outcomes and Issues”:

8.1 In the second paragraph amend the third sentence to read: ‘During the initial consultation events on the Neighbourhood Plan a number of local people...’.

8.2 In the fourth paragraph amend the first sentence to read: ‘...many people during the initial consultations....’.

Stone – The Place

This section provides a helpful introduction to the Town; however at a number of points the acronyms are unexplained.

Recommendation 9:

Within the section headed “Stone – The Place” provide the full wording for or correct the following acronyms:

9.1 On page 11 within “Sources” “SCC”; also there appears to be a typographical error with the author name “Broadbridge”.

9.2 On page 14 in the final text paragraph: “EJNSA” (which should be followed by ‘at’ not “a”) and within the illustration “BUA”, “ONS”, “NOMIS”, “IDBR” and “SQW”.

9.3 On page 16 within the illustration “BUA”, “ONS”, “NOMIS”, “IDBR” and “SQW”.

So what about the future?

The purpose of this section and some of its content is unclear. It is positioned as an apparent introduction to the topic sections that follow but, by and large, the sections that follow are descriptive of the present features in Stone rather than a look to the “future” as suggested. The section content is also a duplication of just two of the subsequent sections, those on business and retail. To avoid confusion I suggest that this section is deleted and I will make some comments on subsequent sections so that they all read appropriately under the overall heading of “Stone – The Place” and before the section on “Vision and Aims”.

Recommendation 10:

Delete the section “So what about the future”.

Traffic and Transport

The representation from Highways England requests an amendment to the fourth paragraph because their data shows that “the number of incidents requiring the implementation of the

EDR [Emergency Diversion Route] is not frequent". As the related sentences do not contribute to the development of Policy they are best omitted. A separate representation queries the statement that "Rail access to Stone is provided through two sections of the West Coast Mainline...." because there is only one operational route. To keep the content strictly factual I suggest that this and a later sentence are edited.

Recommendation 11:

Under the heading "Traffic and Transport":

11.1 In the fourth paragraph delete the two sentences that commence: "The disadvantage of the proximity..."

11.2 In the ninth paragraph commencing "Rail access to Stone..." delete the words "the two sections of".

11.3 In the tenth paragraph commencing "Network Rail..." replace "will be" with 'are'.

Infrastructure and Environment

Paragraphs 7 & 8 of this section refer to the "map" on page 23 but I believe it needs to be clear within the text as well as on the map page that the source of this illustration is the Plan for Stafford Borough Part 1 (not least because, as a representation points out, some content is now out of date); this would therefore provide a proper context for the reference to "Policy C2" within paragraph 8. As the illustration is taken from another part of the Development Plan it would not be appropriate to alter it and therefore the reference to "red arrows", which don't actually appear in the illustration, should be deleted. It is apparent however that the diagrammatic map is inaccurate in that it indicates an incorrect extension to the area of green belt to the north-west and this should be acknowledged. The representation from the local authority points out an inaccuracy in paragraph 5.

Recommendation 12:

Under the heading "Infrastructure and Environment":

12.1 In the first sentence of paragraph 5 add 'where appropriate,' between "provision," and "new development".

12.2 Add at the beginning of paragraph 7: 'Map 10 (adjacent), taken from the PfSB Part 1 (which is not accurate for the purposes of identifying the Green Belt) illustrates.....'.

12.3 At the end of paragraph 7 delete: "(shown by the red arrows)".

Green Space

Unlike the other adjacent sections, the Green Space content does not limit itself to a description/evaluation of current provision but assumes that the Local Green Space Policy CAF4 has already been applied. Furthermore, a subsequent section headed "Local Green Space Designation" covers some of the same territory. The latter and parts of the former should be located more appropriately and therefore will be considered alongside the related CAF Policies.

Recommendation 13:

Under the heading "Green Space":

13.1 Remove paragraphs 3,4,5,8 and 9 for potential incorporation within the preamble to Policy CAF4.

13.2 Replace the one line immediately following paragraph 8 with: 'Examples of valued open space include:'

Sport and Recreation: Stone's Sporting Future:

A representation queries whether a Neighbourhood Plan can “work with” anyone as is suggested in the final paragraph. I would further query who “approved interested parties” might be. Since the paragraph contributes nothing to the development of Policy I suggest that it is best deleted.

Recommendation 14:

Under the heading “Sport and Recreation: Stone's Sporting Future:” delete the final paragraph commencing “It will be the aim....”.

Tourism

A representation queries at whom the final sentence about “off season” promotion might be aimed since it is not a matter that a land-use Plan might pursue.

Recommendation 15:

*Under the heading “Tourism” reword the final sentence as follows:
‘This has yet to be complimented with ‘off season’ activities.’*

Well-Being

The local authority representation notes that a number of statements in this section are opinion rather than being evidenced as factually accurate; amendments are required to ensure accuracy.

Recommendation 16:

Under the heading “Well-Being”:

16.1 Amend the third sentence of the first paragraph to read: ‘Local facilities such as play and recreation areas for young people could be improved.’

16.2 Delete the final sentence of the second paragraph as the statement goes beyond what has been evidenced.

16.3 Amend the final paragraph to read: ‘As recreation resources increase, the improved level of provision for all ages will benefit their health and well-being.’

Movement & Legibility

In paragraph 2 there is a reference to signage: “cluttered with housing development signage (see photo)”; as there is no photo a correction is required.

Recommendation 17:

Under the heading “Movement and Legibility”, in the second paragraph, either remove the words “(see photo)” or add the related photo to the page.

Local Green Space Designation

As noted above the content of this section, combined as needed with the paragraphs removed from the “Green Space” section, needs to sit alongside the related CAF Policies.

Recommendation 18:

Remove the section titled “Local Green Space Designation” to be reconsidered for inclusion alongside the later CAF Policies.

Vision and Aims

The representation from Stafford Borough Council comments: “A number of the ‘aims’ do not have a specific policy to demonstrate delivery and links to the vision”. However, unlike Local Plans, Neighbourhood Plans do not have to take a comprehensive approach to planning for their area and it is appropriate that there will be a satisfaction with reliance on the Local Plan

to deliver on many aspects. I regard the statement of aims as something of an historic record of community aims derived from surveys and participation not all of which have found a practical way forward through policies. Whilst I agree with the Local Authority that less reliance on generic policies could have achieved more for the Neighbourhood Plan, at this point in the process only appropriate clarity can be sought.

Land Use Policies

Growth Strategy

This section is confusing because its core element is the already referenced Plan for Stafford Borough. Which policies are identified as “enabling policies” is unclear, and the proposed “Neighbourhood Development Order for Stone Town Centre” is not pursued within the Land Use Policies (see also later comments on the “Non-planning Matters” section). To avoid confusion I believe that it will be sufficient for the third paragraph only to be retained as an introduction to the Land Use Policies section.

Recommendation 19:

Under the heading “Land Use Policies”:

19.1 Delete the sub-heading “Growth Strategy”.

19.2 Delete paragraphs 1 & 2 i.e. those that commence “The Growth Strategy for Stone has three key elements:” and “The Growth Strategy will be delivered through:”.

Housing

This introductory section appears not to have been updated since 2017; a more current statement of position would be appropriate. Also a number of drafting corrections are required.

Recommendation 20:

Under the sub-heading “Housing” on page 39:

20.1 In paragraph 1:

20.1.1 In the first sentence replace “...would be a presumption in favour of supporting...” with ‘is a presumption in favour of’.

20.1.2 In the second sentence replace “...identified through...” with ‘identified within’.

20.1.3 Replace the third sentence as follows: ‘As is explained below, since the Local Plan identified housing requirement has already been met, this Neighbourhood Plan has companion policies that seek to ensure that local housing needs are addressed and high standards of design are secured’.

20.2 In paragraph 3:

20.2.1 Replace “...total requirement...” with ‘minimum requirement’.

20.2.2 Update the content to March 2019 as follows:

‘Stafford Borough monitoring shows that at the end of March 2019 completions since the start of the Plan were 638 dwellings with net commitments at 476 dwellings. Therefore, with a total of completions and commitments of 1114 dwellings it would appear that the Plan period minimum may be achieved (if all commitments are built out) with an additional 11%.’ Include a source for this data.

20.3 Delete the fourth paragraph as outdated.

Policy H1: Housing Tenures and Types

Whilst it is evident from the Local Plan that affordable housing is needed for the Borough, the “Rationale and Evidence” preamble to the Policy does not seem to address affordable housing in any detail, and this despite the fact, as noted in a representation, that the Council’s Authority Monitoring Report (October 2018) showed that the number of affordable

homes completed decreased in 2017/18 compared to the previous year. As another representation notes, it cannot be realistic for every development of whatever scale to include the whole array of affordable housing as well as housing for the older population, and so some rewording will be required to allow for site-specific choice. The Council's representation makes the point that to have regard to Local Plan and national policy the requirement for affordable housing can only be expected for sites of 12 dwellings or more. It also points out that the Policy is quite vague on the types of accommodation for the elderly that might be appropriate for Stone and suggests that this derives from a lack of evidence. Another representation is concerned that this Policy does not add anything to that which is provided for in the Local Plan.

Further the format of the content seems to have gone awry with some of the pre-ambles to Policy H2 appearing before and some after Policy H1.

Recommendation 21:

On page 40:

21.1 Under the first "Rationale and Evidence" heading:

21.1.1 Make the first sentence read as a sentence by adding 'Policy H1 is intended to'

21.1.2 Correct the second sentence by deleting "identifies" and replace the semi-colon with a comma.

21.1.3 In the second paragraph delete the third sentence, commencing "The tenure...." since it has no bearing on the Policy.

21.2 Reword Policy H1 as:

'Development proposals for new housing should demonstrate that evidence of current housing requirements within Stone has been identified and addressed appropriately, including housing for the older population wherever feasible, and in particular that a range of affordable housing is provided within the terms of the Plan for Stafford Borough Policy C2.'

21.3 Move the two paragraphs commencing "Good design is..." to after Policy H1 and the second title "Rationale and Evidence".

As amended Policy H1 meets the Basic Conditions.

Policy H2: Housing Design

This is one of the Policies that the Council regards as likely to, cumulatively with others, restrict development. However the Council also notes that much of the Policy duplicates the provisions of Plan for Stafford Borough Policies N1 & N2 with consequent potential for confusion where wording differs; the preamble to Policy H2 acknowledges that it should "augment" the related Local Plan Policies. I note that the NPPF says (para 58): "[Local and] 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". But Policy H2 does not appear to derive evidently from "an understanding and evaluation of [Stone's] defining characteristics" although other documents are referenced; the exception may be the part of the Policy that addresses Special Character Area North but what is proposed is a very blunt tool without any clarity on how "infill" is defined and therefore might be interpreted. The NPPF (para 53) lends some general support to the approach: "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area" but not all development may be "inappropriate". A representation adds that not all the criteria will be relevant or applicable for every site and the Policy wording must allow for this. The same representation expresses concern that no specific evidence has been provided in support of the provision of electric charging points

and that this is more a matter for national policy than a Neighbourhood Plan; but I note that the 2019 NPPF does now address electric car charging (para 105).

In terms of the presentation of Policy H2 it would be helpful to the referencing of the Policy in Committee Reports and Decision Notices if the criteria were numbered (e.g. (a) or (i)) and the criteria must all read appropriately in conjunction with the introductory wording.

Recommendation 22:

Within Policy H2:

22.1 Replace the second sentence of the introduction to Policy H2 with: 'Development proposals must, as appropriate, address the following (within the Design and Access Statement where applicable):'

22.2 Replace the bullet points with appropriate numbering.

22.3 Delete bullet point 1 as a duplication of the Local Plan Policy.

22.4 Reword bullet point 2 as: 'Ensure that regard is demonstrated within the combined design of buildings (including their scale and massing), streets and spaces for the Character Area within which the development is located, as set out within this Plan. Within Character Area North (identified within Appendix B) particular regard is required for the retention of the characteristically large plots. In all areas rear gardens should not normally be placed next to road frontages.'

22.5 Delete bullet points 3 - 7 as duplications of the Local Plan Policy.

22.6 Reword bullet point 8 as: 'Make provision for electric car charging'.

22.7 Delete bullet point 9 as already addressed above.

22.8 Delete bullet point 10 as a duplication of the Local Plan Policy.

22.9 Delete bullet point 11 as already addressed above.

22.10 Delete bullet points 12 & 13 as duplications of the Local Plan Policy.

22.11 Incorporate the first sentence of the second paragraph of the Policy as an additional criterion as follows:

'Show innovative use of design solutions where appropriate, especially to achieve high environmental performance.'

22.12 Delete the second and third sentences of the second paragraph and the third paragraph as already addressed above.

As amended Policy H2 meets the Basic Conditions.

Business and Employment

Policy BE1: Small Home Based Businesses

As written Policy BE1 provides for "the conversion of existing residential propertiesfor new start-up businesses"; the Qualifying Body has confirmed that it was not intending to encourage the loss of whole dwellings (not least because this would put the new dwelling numbers into reverse). Another perhaps unintended consequence is that the purpose behind the designation of Special Character Area North could be undermined by the "extension of existing residential properties or the development of new buildings within the

residential plot". In relation to the second bullet point there seems to be a presumption that "existing businesses" are all within residential areas. It is unclear how a planning applicant might assess whether their proposal amounts to "an over-intensification of business uses" and what might distinguish "an established residential area". The NPPF expectation is that policies should positively guide applicants to deliver what is needed locally.

The Qualifying Body has clarified that their intention for the first bullet point is enabling new businesses and for the second bullet point supporting the growth of existing businesses that community engagement has shown already exist in residential areas.

Recommendation 23:

23.1 Replace the third paragraph of the "Rationale and Evidence" for Policy BE1 with the following::

'Subject to specific requirements this Policy aims to encourage:

- (a) New start-up businesses accommodated in an outbuilding or through the partial conversion or extension of a residential property.*
- (b) Appropriate expansion or diversification of an existing business where it is on a residential plot.*
- (c) The incorporation of home working and home-based businesses within new build residential developments.'*

23.2 Reword Policy BE1 as follows:

'Employment uses on residential plots where a planning consent is required will be supported provided that:

- (i) they are of a scale and type demonstrated to be compatible with their location and its residential amenities, and*
- (ii) the business uses are and remain ancillary to and not independent of the residential uses, and*
- (iii) the design requirements of Policy H2 including those for the Special Character Area are appropriately addressed.'*

As amended Policy BE1 meets the Basic Conditions.

Policy BE2: Stone Town Centre and Local Retailing

The pre-amble and the Policy wording are confusing at several points. The heading includes "Local Retailing" but the Policy doesn't actually address this, only town centre retailing. The rationale says that "specific uses and sites should be promoted through the Neighbourhood Plan" but these are not a feature of the Policy wording. I doubt that it is readily possible to establish for every proposal that it will, as the Policy says, "maintain or enhance [Town Centre] vitality and viability"; more realistically the expectation is probably more about proposals contributing to and not displacing uses that are appropriate to the Town Centre. Also, Policy elements 2 & 3 together appear to be saying that residential uses should not displace a shop on the ground floor but other ground floor uses would be acceptable provided the shop frontage design is retained. Within element 2 it would appear that "considered for approval" means 'supported'.

The Qualifying Body has commented that Policy BE2 is an enabling policy to support a range of suitable town centre uses that continue the vibrancy of Stone and its offer; the second bullet point about residential use is to protect against the loss of active ground floor frontages and usage. The Local Authority comments that this Policy duplicates the adopted Plan for Stafford Borough Policies Stone 1, E2 and E8. As noted previously differences of wording, particularly where clarity is compromised, can lead to confused messages being

given to prospective developers. On balance I must conclude that the Plan for Stafford Policies, particularly Stone 1, provide more detail and greater clarity for prospective developers and Policy BE2 is by comparison lacking in detail and poorly worded. Accordingly I believe that no benefit can be gained by attempting to reword Policy BE2 to ensure that “practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency” (NPPF para 17).

Recommendation 24:

Delete Policy BE2 and its related “Rationale and Evidence”.

Community Facilities

Policy CAF1: Local Play, Sports and Recreation Facilities

This is one of the Policies that the Council regards as likely to, cumulatively with others, restrict development. The representation from the Council points out that this Policy does not show general conformity with the Plan for Stafford Borough Policy C7, although it would seem to me that this probably has more to do with the pre-amble to the Policy than the Policy itself. The NPPF (para 173) says: “To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”. The Council representation questions the feasibility of the apparent expectation that an 11 unit development should provide both a Local Area for Play and a Locally Equipped Area for Play. The Qualifying Body responded: “The aim of this policy is to ensure that there is a reasonable and fair point when this policy would be triggered so not to make development un-viable. The ‘10 units’ was applied as this would also be the point for affordable housing contribution. The policy aims to ensure that there are play, sports and recreational facilities provided when developing larger housing developments, as part of our sustainable community these are important to the health and well-being of the community. These principles have been strongly supported and developed through the community engagement.” However it is evident that a national threshold for affordable housing provision has nothing to do with the provision of recreational space although, tangentially it is true that “major development” is defined within the Glossary to the NPPF as: “For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more”. However, the Policy itself is silent on the level of “contributions” that might be applicable and therefore it probably says less for practical planning purposes than the related Plan for Stafford Borough policies.

The second element of the Policy apparently requires every prospective developer to produce a Play, Sports and Recreation Masterplan for Stone. But a developer can only influence the development that is the subject of their proposals – and these are likely to vary in size. The Council’s suggested wording seems more relevant and realistic in this regard.

Recommendation 25:

25.1 Add at the beginning of the “Rationale and Evidence” for Policy CAF1:

‘Policy CAF1 aims to’.

25.2 Replace paragraph 2 with: ‘For the preparation of residential development proposals reference to the ‘Fields in Trust Guidance’ is commended (www.fieldsintrust.org/guidance)’.

25.3 Reword Policy CAF1 as follows:

‘New residential development should provide open space for use by the community to at least meet the standards set out within Appendix G of the Plan for Stafford Borough (or successor document). The nature and size of open space will relate to the proposed scale of the development. Designated areas for children and young people should contain a range of

facilities and an environment that has been designed to provide focused opportunities for outdoor play.

Where residential sites are to be developed incrementally, a masterplan must be prepared in advance to show that the appropriate range of recreational and play facilities is to be achieved overall.'

As amended Policy CAF1 meets the Basic Conditions.

Policy CAF2: Green Infrastructure

I note that the "Rationale and Evidence" paragraphs that precede Policy CAF2 are much more wide-ranging than the targets of the Policy itself and this might perhaps be a hangover from an earlier draft. The focus of the pre-ambles needs to be "green infrastructure" – in accord with the title - rather than community infrastructure.

CAF2 is one of the Policies that the Council regards as likely to, cumulatively with others, restrict development. This may largely be because Policy CAF2 is nebulous; as worded the Policy requires inter alia that every tree and hedgerow must be preserved or enhanced, but not even a Tree Preservation Order could achieve that level of protection, come what may. The Council's suggested wording seems more realistic. The Qualifying Body responded that the Policy was not drafted to be onerous to developers but to encourage the LPA, landowners and developers to consider natural assets, which may form boundary treatments to new development and be retained where possible. They add that this is also to limit the impact of the development, particularly in transition to the open countryside as often panel fencing is erected which does not enhance the rural character. Some rewording is required to achieve these objectives.

The second element of the Policy, as worded, seems to relate to a financial commitment by the Parish Council and, as such, this commitment would more appropriately be located within the "Non-Planning Matters" section. The Qualifying Body responded that Policy is intended to identify where CIL or Section 106 could be used to improve access to [these] or support the LPA green infrastructure network; some rewording is required to achieve this.

Recommendation 26:

26.1 Within the "Rationale and Evidence" for Policy CAF2:

26.1.1 Add at the beginning: 'Policy CAF2 aims to

26.1.2 Replace the second and third paragraphs commencing "Paragraph 70 of the" with:

'Paragraph 91 of the National Planning Policy Framework states that: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure".'

26.1.3 Replace the fourth paragraph commencing "In the local Plan..." with:

'The Plan for Stafford Borough Policy N4 includes the commitment that:

"The Borough's green infrastructure network, as defined on the Policies Map, will be protected, enhanced and expanded..."'

26.2 Reword the first sentence of Policy CAF2 as follows:

'Development proposals should protect, conserve and enhance Stone's natural setting, environment and green infrastructure, including their trees and hedgerows where appropriate.'

26.3 Reword the second sentence of Policy CAF 2 as follows:

'Where appropriate, through the planning application process, Section 106 or CIL contributions may be used to improve access to green spaces and infrastructure to enable development.'

As amended Policy CAF2 meets the Basic Conditions.

Policy CAF3 – Protected Views and Vistas

This is one of the Policies that the Council regards as likely to, cumulatively with others, restrict development. The purpose of Policy CAF3 appears to be to ensure that developments will be sympathetic to their setting and part of that setting, for some, will be glimpses of the site from various locally sensitive locations. As the Council representation notes however, how can any new building be designed to “preserve or enhance” when it will necessarily be a new feature in the existing/historic landscape. Another representation suggests that identifying views “should be supported by robust evidence which has not occurred”. A more realistic expectation would be to require applicants to assess and address the impact of their proposals, if any and where appropriate, from the viewpoints listed. The Qualifying Body has agreed that this is the appropriate approach.

Recommendation 27:

27.1 Reword the opening to Policy CAF3 as follows:

'Development proposals must, where applicable, assess and address their impact on the special local views and vistas within the built and natural environment of Stone, as shown on the Map at Appendix E' (see also the related recommendation regarding Appendices).

27.2 Delete the sentence that forms part of the final listed “view and vista” which commences “The Design and Access Statement....”.

As amended Policy CAF3 meets the Basic Conditions.

Policy CAF4: Local Green Space

Several representations assert words to the effect that ‘it is important that the Independent Examiner accepts the views of the people of Stone’ but if the three Local Green Space (LGS) criteria are not met in full then the views of at least some people may be based on a false premise. A representation notes that very little hard evidence has been produced to support the ‘tick-boxes’ used to demonstrate compliance with the NPPF criteria. Other representations suggest that the information provided for some specific sites is either incorrect or misleading. Particularly when the owner of the site of a proposed Green Space objects to a designation, the evidence required by the NPPF criteria needs to be compelling. Further I would hope to see evidence that the site owner’s views had been considered and addressed.

As is noted in the Plan, the NPPF (para 77) says the “Local Green Space designation will *not be appropriate for most green areas or open space [my emphasis]*. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, *for example [my emphasis]* because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

Contrary to what is suggested on page 25 of the Plan, the NPPF does not provide “broad guidance for the identifying sites worthy of Local Green Space designation” but the above are specific criteria all three of which must be met in full for Local Green Space designation. The application of the criteria is further considered within the Planning Practice Guidance. (The two additional “criteria” that the Plan suggests derive from NPPF paragraph 77, relating

to the site's planning position, do not appear there at all but I assume have been derived from a consideration of paragraph 76 which says: "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").

The phrase "designation will not be appropriate for most green areas or open space" implies that a careful selectivity will be adopted when arriving at the "special" and of "particular local significance" spaces for formal designation; there does not appear to have been a significant selectivity in arriving at the schedule of potential Green Spaces for Stone. Although the Council have identified that a number of the identified spaces have "potential to contribute to the sustainable development of Stone", 'development potential' per se is not a reason for rejecting individual LGS designations. Another representation comments: "Taking the requirements of the [NPPF] and PPG into account, it is essential when allocating LGS, plan makers can clearly demonstrate that the requirements for its allocation are met in full, and that they are capable of enduring over the plan period and beyond".

All three criteria must be met for designation but I acknowledge that all proposed areas are "in reasonably close proximity to the community it serves" and no-one in the representations has suggested otherwise. A limited number of sites have been queried as potentially "extensive tracts of land"; the NPPF does not define at what point sites become "extensive" but the Planning Practice Guidance (paragraph: 015 Reference ID: 37-015- 20140306) suggests that context is important: "there are no hard and fast rules about how big a Local Green Space can be because places are different and a degree of judgement will inevitably be needed". The Guidance goes on to say that "blanket designation of open countryside adjacent to settlements will not be appropriate. In particular, designation should not be proposed as a 'back door' way to try to achieve what would amount to a new area of Green Belt by another name". I do not see any "blanket designations" for Stone.

On the matter of the Local Green Space being "demonstrably special" and holding "a particular local significance" the examples provided (within the NPPF and the Planning Practice Guidance) do make it clear that it will be the exception rather than the rule that open areas are appropriate for designation. Representations suggest that the selectivity bar has been set rather low and that not every incidental or open piece of green space either requires or deserves to be regarded as "special" and of "a particular local significance". As noted within the Plan, green spaces in general can give health benefits and that may make them useful but it does not make them "demonstrably special" and of "a particular local significance". Also, Planning Practice Guidance notes, "If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space" (Paragraph: 011 Reference ID 37-011-20140306). It would seem perhaps that a few spaces may have been reconsidered on this basis but it is suggested in representations that there are others that may already be protected to an equivalent or better degree than as a Local Green Space.

The Qualifying Body has drawn attention to "the extensive process that the Town Council went through before arriving at the Local Green Spaces included within the Plan. It should be noted that at Stages 4 and 5, as referred to in the table, the consultation included posting the information on the Town Council Website, sending letters to all the landowners and users of the sites where they could be identified, contacting the County and Borough Councils, advertising in the local press and having a pop-up market stall in the town." Whilst I agree that the consultative process is important to the identification of valued spaces, the application of the NPPF criteria will invariably involve a more objective and critical, collective analysis by the Qualifying Body. In particular I assess the part-criteria that says, for designation, spaces should be of "a particular local significance" has often been misapplied,

merely using the example types of space given within the NPPF as a checklist; the NPPF requires that “a particular local significance” (*my emphasis*) is established and given substance through evidence. Often the “particular local significance” can be evident upon viewing (eg Westbridge Park) but it cannot be presumed where the “beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife” are common to the whole locality within which the spaces for designation sit. Where green space boundaries are only identified to match with potential re-applications after a refused planning application there may be little or no basis on which to assert that the bounded area identified holds “a particular local significance” as a “demonstrably special” green space.

I attach as a schedule to this Report my assessment of all of the spaces proposed for designation as Local Green Spaces. In some instances I suggest, where the NPPF criteria are not met, that designation as ‘Local Green Infrastructure’ (LGI) would be more appropriate; accordingly I suggest an additional Policy CAF5 that would address these designations. The alternative designation of ‘local green infrastructure’ for some sites I not only feel is consistent with the NPPF expectation that “[LGS] designation will not be appropriate for most green areas or open space” but is also consistent with the approach adopted in other ‘made’ Neighbourhood Plans within Stafford Borough. I have noted the general concern prompted by the perceived threat of development to existing spaces currently afforded some planning protection but the Neighbourhood Plan could have identified brownfield development sites in preference to greenfield (if these were available).

Recommendation 28:

28.1 So that it is relevant in context, reduce the “Green Space” section on pages 25 and 26 by deleting paragraphs 1-5 & 8 and under the sub-heading “Examples of identified Local Green Space include” remove the sections relating to Nicholls’ Lane and Millennium Way.

28.2 So that it is relevant in context remove the heading “Local Green Space Designation” on page 35 and replace it with ‘Community Consultation’, remove the paragraphs beginning “Forming part of the evidence base” to be reintroduced within the Policies section and in their place insert: ‘Full details of the community consultation that underpins this Plan are in the accompanying Consultation Statement’.

28.3 In the preamble “Rationale and Evidence” to Policy CAF4, replace the second and third paragraphs with the paragraphs relocated from pages 35 & 36 but:

28.3.1 delete from the paragraph that commences “Forming part of the evidence base” the fifth sentence beginning “Following this process” and in the final sentence of that paragraph replace “have been” with ‘were’

28.3.2 In the penultimate paragraph (derived from page 36) replace the second and third sentences that commence “The designations have been” with ‘The Local Green Spaces now designated in this Plan are identified, described and justified in the tabulation that forms Appendix C’ (see also recommendations below regarding the Appendices).

28.3.3 Delete the final paragraph that reads: “This NP designates 53 local green spaces which are listed in Appendix E and F”.

28.4 Reword Policy CAF4 so that it is compliant with the NPPF expectation (para 101) that “Policies for managing development within a Local Green Space should be consistent with those for Green Belts” as follows:

‘The areas detailed as LGS in Appendix C of this Plan are designated as Local Green Spaces where development will be managed in a manner consistent with policies for Green Belts.’

28.5 Add a new Policy CAF5 as follows:

'CAF5: Local Green Infrastructure

'The areas detailed as LGI in Appendix C of this Plan are designated as Local Green Infrastructure which are to be regarded as part of the green infrastructure network which Policy N4 of the Plan for Stafford Borough protects and commits to enhance and expand.'

Policy CAF4 as amended and the new Policy CAF5 meet the Basic Conditions.

Non-Planning Matters

The core of this section appears very much to be a planning issue, albeit not one that is being pursued at this time within the Neighbourhood Plan. To avoid confusion I suggest that the content relating to the Neighbourhood Development Order (NDO) is omitted here but reused when/if the NDO is being put out for public consultation.

Recommendation 29:

Delete the section "Non-Planning Matters".

Appendices

Appendix A: Evidence and Documents Used

Whilst it is important that source material is referenced, the present references are not always sufficient for the purpose; details of the publisher and/or a hyperlink to the on-line location of the material would be appropriate. Where possible, footnotes within the Plan document would also be helpful to locate where these evidence sources have been used.

Recommendation 30:

Amend the list of documents within Appendix A to use the Harvard referencing method and/or links within this section to the documents used where they are available electronically.

Appendices B & C: Plans of the Character Areas

Whilst it is important to know the bounds of the North Area the inclusion of the South Area, not now the subject of a Policy, is no longer appropriate.

Recommendation 31:

Delete Appendix C.

Appendix D: Community Facilities

The purpose of this Appendix in the submission version of the Plan – which at the beginning at least appears to have been mis-edited – is not clear, especially as the table is not cross-referenced anywhere within the CAF Policies section.

Recommendation 32:

Delete Appendix D.

Appendix E: Local Green Space Designations & Appendix F: Plan of Local Green Spaces

In line with the Policy revisions these Appendices need to be renumbered and renamed as 'Appendix C: Local Green Space (LGS) and Local Green Infrastructure (LGI) Designations' and amended to be in line with the schedule that is attached to my Report. For ease of referencing the opportunity should be taken to renumber the Local Green Spaces and Local Green Infrastructure sites in consecutive order, omitting the areas either previously or now excluded.

Recommendation 33:

In relation to Appendices E & F:

33.1 Renumber and retitle as ‘Appendix C: Local Green Space (LGS) and Local Green Infrastructure (LGI) Designations’; retain the paragraph of “Introduction to Appendix”.

33.2 Replace the tabulation on page 55 with an overview map or maps that locate the LGS and LGI and provide their reference number (as now revised).

33.3 Amend the present content of Appendix F to:

33.3.1 Delete the sites no longer to be designated and renumber the spaces for designation in accordance with the Schedule attached to this Report.

33.3.2 Ensure all the maps (one per designated area, aerial views are not acceptable substitutes) are at a scale where the site boundary is clear and unambiguous.

33.3.3 For the designated LGS amend the section headed “NPPF Para 77 Criteria” to address only the related criteria, namely: the green space is in reasonably close proximity to the community it serves; 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; the green area concerned is local in character and is not an extensive tract of land.

33.3.4 For the designated LGI delete the section headed “NPPF Para 77 Criteria” and amend the content within the “Type of Protection” box to ‘Local Green Infrastructure (Policy CAF5)’.

Appendix G: Plan of Stone Settlement Boundary

As a result of earlier renumbering Appendix G needs to become Appendix D. Since the Neighbourhood Plan does not designate the Settlement Boundary it is vital that the source of the boundary line is included with the map, not least because it may change within the lifetime of the Plan.

Recommendation 34:

Renumber Appendix G as Appendix D and add a source reference for the map.

Appendix H: Protected Views and Vistas

Appendix H needs to be brought in line with the revised Policy and the numbering altered to Appendix E.

Recommendation 35:

35.1 Amend the title of Appendix H to Appendix E and delete “Protected”.

35.2 At the foot of the map show “Views into the urban area from the A34” as item 8 on the key and delete the sentence beginning “The Design and Access Statement....”.

35.3 As the A34 is not presently shown on the map, add a red number 8 on the map where the A34 enters and leaves the Neighbourhood Area and add ‘A34’ in a black or green box somewhere along the length of the road.

Other matters raised in representations

Some representations have suggested additional or expanded content or sites that the Plan might include. However, given that the Neighbourhood Plan sits within the Plan documents as a whole, keeping content pertinent to Stone identified priorities is entirely appropriate. As noted within the body of this Report it is a requirement that a Neighbourhood Plan addresses only the “development and use of land”. Even within this restriction there is no obligation on Neighbourhood Plans to be comprehensive in their coverage – unlike Local Plans - not least because proportionate supporting evidence is required.

Many representations indicate support for all or parts of the draft Plan and this helps in a small but valuable way to reassure that the extensive public consultation has been productive.

I have not mentioned every representation individually but this is not because they have not been thoroughly read and considered in relation to my Examiner role, rather their detail may not add to the pressing of my related recommendations which must ensure that the Basic Conditions are met.

European Union (EU) and European Convention on Human Rights (ECHR) Obligations

A further Basic Condition, which the Stone Neighbourhood Plan must meet, is compatibility with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

There is no legal requirement for a Neighbourhood Plan to have a sustainability appraisal. The Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) Screening Report carried out by Stafford Borough Council for the Stone Neighbourhood Plan (November 2018) considered whether or not the content of the Plan required a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plan and Programmes Regulations 2004. In accordance with Regulation 9 of the SEA Regulations 2004, Stafford Borough Council determined that “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”. Also “it is considered unlikely that any significant environmental effects will occur from the implementation of the draft Stone NP that were not considered and dealt with by the Habitats Regulation Assessment carried out on the PFSB. As such the Stone NDP does not require a further HRA work to be undertaken.” In making this determination, the Borough Council had regard to Schedule 1 of the Regulations and carried out consultation with the relevant public bodies who concurred with the screening opinion. Particularly in the absence of any adverse comments from the statutory bodies or the Local Planning Authority (either at the Screening or the Regulation 16 Consultation) I can confirm that the Screening undertaken was appropriate and proportionate, and confirm that the Plan has sustainability at its heart.

The Basic Conditions Statement submitted alongside the Stone Neighbourhood Plan confirms that an Equalities Impact Assessment was undertaken. This concluded that “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.” I therefore confirm that the Stone Neighbourhood Plan has regard to fundamental rights and freedoms guaranteed under the ECHR and complies with the Human Rights Act 1998. No evidence has been put forward to demonstrate that this is not the case.

Taking all of the above into account, I am satisfied that the Stone Neighbourhood Plan is compatible with EU obligations and that it does not breach, nor is in any way incompatible with, the ECHR.

Conclusions

This Independent Examiner's Report recommends a range of modifications to the Policies, as well as some of the supporting content, in the Plan. Modifications have been recommended to effect corrections, to ensure clarity and in order to ensure that the Basic Conditions are met. Whilst I have proposed a significant number of modifications, the Plan itself remains fundamentally unchanged in the role and direction set for it by the Qualifying Body.

I therefore conclude that, subject to the modifications recommended, the Stone Neighbourhood Plan:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies of the Plan for the area;
- is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations;
- does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d).

On that basis I *recommend* to the Stafford Borough Council that, subject to the incorporation of modifications set out as recommendations in this report, it is appropriate for the Stone Neighbourhood Plan to proceed to referendum.

Referendum Area

As noted earlier, part of my Examiner role is to consider whether the referendum area should be extended beyond the Plan area. I consider the Neighbourhood Area to be appropriate and no evidence has been submitted to suggest that this is not the case. I therefore ***recommend*** that the Plan should proceed to referendum based on the Neighbourhood Area as approved by the Stafford Borough Council on 8th December 2015.

Recommendations: (this is a listing of the recommendations exactly as they are included in the Report)

| Rec | Text | Reason |
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| 1 | Amend the Plan period on the front cover and all later references to 2019 - 2031. | For clarity |
| 2 | 2.1 Review the "Contents" pages once the text has been amended to accommodate the recommendations from this Report. 2.2 Add a numbering scheme throughout the document that allows the Sections and their paragraphs to be readily identified. | For clarity and accuracy |
| 3 | Remove the section titled "Foreword" on page 3 and renumber subsequent sections accordingly. | For clarity |
| 4 | 4.1 In the first sentence after the "Background" heading replace "will set out" with 'sets out'; in the first sentence after "The Neighbourhood Area" heading delete "that will be" and in the third sentence replace "empowers" with 'empowered'; replace the colon at the end of the "The Neighbourhood Area" section with a full stop. 4.2 Since it is the purpose required of the map on page 4 to show the designated Neighbourhood Area the title and the key should be amended to refer to the Neighbourhood Area (rather than the Parish). 4.3 Add to the list of Basic Conditions: 'Not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017(d)'. 4.4 For accuracy in the section headed "Background": 4.4.1 In the first bullet point of the first paragraph the reference to the NPPF should read: 'National Planning Policy Framework (NPPF)'; 4.4.2 In the fourth bullet point in first paragraph amend the reference to the Local Plan to read: 'Plan for Stafford Borough (PfSB) Part 1 adopted in June 2014 and Part 2 adopted in January 2017'; 4.4.3 In the third paragraph delete "for the benefit of the health and well-being of local residents"; 4.4.4 In the fourth paragraph amend the beginning as follows: 'Provided the content is suitably identified, the Plan can also....'. | For clarity and accuracy |
| 5 | Delete the sections titled "Purpose of the Neighbourhood Plan", "The Scope of the Neighbourhood Plan" and "The Neighbourhood Plan Process". | For clarity |
| 6 | Under the heading "Local Plan" reword the last sentence of the first paragraph as follows: 'Stone has been allocated a minimum of 1,000 new homes but, possibly due to the popularity of Stone, planning consents have already exceeded the allocation thus potentially skewing the intent of | For clarity and correction |

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| | the Local Plan.' | |
| 7 | <p>Under the "Consultation" heading:</p> <p>7.1 Delete the fifth paragraph referencing the details of the 2015 consultation events.</p> <p>7.2 Add to the beginning of the last paragraph: 'As evidenced by the Consultation Statement that accompanies this Plan, local residents.....'.</p> | For clarity |
| 8 | <p>Under the heading "Key Outcomes and Issues":</p> <p>8.1 In the second paragraph amend the third sentence to read: 'During the initial consultation events on the Neighbourhood Plan a number of local people...'. </p> <p>8.2 In the fourth paragraph amend the first sentence to read: '...many people during the initial consultations.....'.</p> | For clarity |
| 9 | <p>Within the section headed "Stone – The Place" provide the full wording for or correct the following acronyms:</p> <p>9.1 On page 11 within "Sources" "SCC"; also there appears to be a typographical error with the author name "Broadbridge".</p> <p>9.2 On page 14 in the final text paragraph: "EJNSA" (which should be followed by 'at' not "a") and within the illustration "BUA", "ONS", "NOMIS", "IDBR" and "SQW".</p> <p>9.3 On page 16 within the illustration "BUA", "ONS", "NOMIS", "IDBR" and "SQW".</p> | For clarity |
| 10 | Delete the section "So what about the future". | For clarity |
| 11 | <p>Under the heading "Traffic and Transport":</p> <p>11.1 In the fourth paragraph delete the two sentences that commence: "The disadvantage of the proximity...".</p> <p>11.2 In the ninth paragraph commencing "Rail access to Stone..." delete the words "the two sections of".</p> <p>11.3 In the tenth paragraph commencing "Network Rail..." replace "will be" with 'are'.</p> | For clarity and accuracy |
| 12 | <p>Under the heading "Infrastructure and Environment":</p> <p>12.1 In the first sentence of paragraph 5 add 'where appropriate,' between "provision," and "new development".</p> <p>12.2 Add at the beginning of paragraph 7: 'Map 10 (adjacent), taken from the PfSB Part 1 (which is not accurate for the purposes of identifying the Green Belt) illustrates.....'.</p> <p>12.3 At the end of paragraph 7 delete: "(shown by the red arrows)".</p> | For clarity and accuracy |
| 13 | <p>Under the heading "Green Space":</p> <p>13.1 Remove paragraphs 3,4,5,8 and 9 for potential incorporation</p> | For clarity |

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| | <p>within the preamble to Policy CAF4.</p> <p>13.2 Replace the one line immediately following paragraph 8 with: 'Examples of valued open space include:'</p> | |
| 14 | Under the heading "Sport and Recreation: Stone's Sporting Future:" delete the final paragraph commencing "It will be the aim....". | For clarity |
| 15 | Under the heading "Tourism" reword the final sentence as follows: 'This has yet to be complimented with 'off season' activities.' | For clarity |
| 16 | <p>Under the heading "Well-Being":</p> <p>16.1 Amend the third sentence of the first paragraph to read: 'Local facilities such as play and recreation areas for young people could be improved.'</p> <p>16.2 Delete the final sentence of the second paragraph as the statement goes beyond what has been evidenced.</p> <p>16.3 Amend the final paragraph to read: 'As recreation resources increase, the improved level of provision for all ages will benefit their health and well-being.'</p> | For clarity and accuracy |
| 17 | Under the heading "Movement and Legibility", in the second paragraph, either remove the words "(see photo)" or add the related photo to the page. | For correction |
| 18 | Remove the section titled "Local Green Space Designation" to be reconsidered for inclusion alongside the later CAF Policies. | For clarity |
| 19 | <p>Under the heading "Land Use Policies":</p> <p>19.1 Delete the sub-heading "Growth Strategy".</p> <p>19.2 Delete paragraphs 1 & 2 i.e. those that commence "The Growth Strategy for Stone has three key elements:" and "The Growth Strategy will be delivered through:".</p> | For clarity |
| 20 | <p>Under the sub-heading "Housing" on page 39:</p> <p>20.1 In paragraph 1:</p> <p>20.1.1 In the first sentence replace "...would be a presumption in favour of supporting..." with 'is a presumption in favour of'.</p> <p>20.1.2 In the second sentence replace "...identified through..." with 'identified within'.</p> <p>20.1.3 Replace the third sentence as follows: 'As is explained below, since the Local Plan identified housing requirement has already been met, this Neighbourhood Plan has companion policies that seek to ensure that local housing needs are addressed and high standards of design are secured'.</p> <p>20.2 In paragraph 3:</p> <p>20.2.1 Replace "...total requirement..." with 'minimum requirement'.</p> <p>20.2.2 Update the content to March 2019 as follows:</p> | For clarity and accuracy |

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| | <p>‘Stafford Borough monitoring shows that at the end of March 2019 completions since the start of the Plan were 638 dwellings with net commitments at 476 dwellings. Therefore, with a total of completions and commitments of 1114 dwellings it would appear that the Plan period minimum may be achieved (if all commitments are built out) with an additional 11%.’ Include a source for this data.</p> <p>20.3 Delete the fourth paragraph as outdated.</p> | |
| 21 | <p>On page 40:</p> <p>21.1 Under the first “Rationale and Evidence” heading:</p> <p>21.1.1 Make the first sentence read as a sentence by adding ‘Policy H1 is intended to’</p> <p>21.1.2 Correct the second sentence by deleting “identifies” and replace the semi-colon with a comma.</p> <p>21.1.3 In the second paragraph delete the third sentence, commencing “The tenure....” since it has no bearing on the Policy.</p> <p>21.2 Reword Policy H1 as: ‘Development proposals for new housing should demonstrate that evidence of current housing requirements within Stone has been identified and addressed appropriately, including housing for the older population wherever feasible, and in particular that a range of affordable housing is provided within the terms of the Plan for Stafford Borough Policy C2.’</p> <p>21.3 Move the two paragraphs commencing “Good design is...” to after Policy H1 and the second title “Rationale and Evidence”.</p> | For clarity and correction and to meet Basic Conditions 1 & 3 |
| 22 | <p>Within Policy H2:</p> <p>22.1 Replace the second sentence of the introduction to Policy H2 with: ‘Development proposals must, as appropriate, address the following (within the Design and Access Statement where applicable):’</p> <p>22.2 Replace the bullet points with appropriate numbering.</p> <p>22.3 Delete bullet point 1 as a duplication of the Local Plan Policy.</p> <p>22.4 Reword bullet point 2 as: ‘Ensure that regard is demonstrated within the combined design of buildings (including their scale and massing), streets and spaces for the Character Area within which the development is located, as set out within this Plan. Within Character Area North (identified within Appendix B) particular regard is required for the retention of the characteristically large plots. In all areas rear gardens should not normally be placed next to road frontages.’</p> <p>22.5 Delete bullet points 3 - 7 as duplications of the Local Plan Policy.</p> <p>22.6 Reword bullet point 8 as: ‘Make provision for electric car charging’.</p> <p>22.7 Delete bullet point 9 as already addressed above.</p> | For clarity and to meet Basic Conditions 1 & 3 |

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| | <p>22.8 Delete bullet point 10 as a duplication of the Local Plan Policy.</p> <p>22.9 Delete bullet point 11 as already addressed above.</p> <p>22.10 Delete bullet points 12 & 13 as duplications of the Local Plan Policy.</p> <p>22.11 Incorporate the first sentence of the second paragraph of the Policy as an additional criterion as follows: 'Show innovative use of design solutions where appropriate, especially to achieve high environmental performance.'</p> <p>22.12 Delete the second and third sentences of the second paragraph and the third paragraph as already addressed above.</p> | |
| 23 | <p>23.1 Replace the third paragraph of the "Rationale and Evidence" for Policy BE1 with the following: 'Subject to specific requirements this Policy aims to encourage: (a) New start-up businesses accommodated in an outbuilding or through the partial conversion or extension of a residential property. (b) Appropriate expansion or diversification of an existing business where it is on a residential plot. (c) The incorporation of home working and home-based businesses within new build residential developments.'</p> <p>23.2 Reword Policy BE1 as follows: 'Employment uses on residential plots where a planning consent is required will be supported provided that: (i) they are of a scale and type demonstrated to be compatible with their location and its residential amenities, and (ii) the business uses are and remain ancillary to and not independent of the residential uses, and (iii) the design requirements of Policy H2 including those for the Special Character Area are appropriately addressed.'</p> | For clarity and correction and to meet Basic Conditions 1 & 3 |
| 24 | Delete Policy BE2 and its related "Rationale and Evidence". | For clarity and to meet Basic Conditions 1 & 3 |
| 25 | <p>25.1 Add at the beginning of the "Rationale and Evidence" for Policy CAF1: 'Policy CAF1 aims to'. 25.2 Replace paragraph 2 with: 'For the preparation of residential development proposals reference to the 'Fields in Trust Guidance' is commended (www.fieldsintrust.org/guidance)'.</p> <p>25.3 Reword Policy CAF1 as follows: 'New residential development should provide open space for use by</p> | For clarity and correction and to meet Basic Conditions 1 & 3 |

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| | <p>the community to at least meet the standards set out within Appendix G of the Plan for Stafford Borough (or successor document). The nature and size of open space will relate to the proposed scale of the development. Designated areas for children and young people should contain a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play.</p> <p>Where residential sites are to be developed incrementally, a masterplan must be prepared in advance to show that the appropriate range of recreational and play facilities is to be achieved overall.'</p> | |
| 26 | <p>26.1 Within the "Rationale and Evidence" for Policy CAF2:</p> <p>26.1.1 Add at the beginning: 'Policy CAF2 aims to'. 26.1.2 Replace the second and third paragraphs commencing "Paragraph 70 of the...." with: 'Paragraph 91 of the National Planning Policy Framework states that: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure".' 26.1.3 Replace the fourth paragraph commencing "In the local Plan..." with: 'The Plan for Stafford Borough Policy N4 includes the commitment that: "The Borough's green infrastructure network, as defined on the Policies Map, will be protected, enhanced and expanded...".'</p> <p>26.2 Reword the first sentence of Policy CAF2 as follows: 'Development proposals should protect, conserve and enhance Stone's natural setting, environment and green infrastructure, including their trees and hedgerows where appropriate.'</p> <p>26.3 Reword the second sentence of Policy CAF 2 as follows: 'Where appropriate, through the planning application process, Section 106 or CIL contributions may be used to improve access to green spaces and infrastructure to enable development.'</p> | For clarity and correction and to meet Basic Conditions 1 & 3 |
| 27 | <p>27.1 Reword the opening to Policy CAF3 as follows: 'Development proposals must, where applicable, assess and address their impact on the special local views and vistas within the built and natural environment of Stone, as shown on the Map at Appendix E' (see also the related recommendation regarding Appendices).</p> <p>27.2 Delete the sentence that forms part of the final listed "view and vista" which commences "The Design and Access Statement....".</p> | For clarity and to meet Basic Condition 1 |
| 28 | <p>28.1 So that it is relevant in context, reduce the "Green Space" section on pages 25 and 26 by deleting paragraphs 1-5 & 8 and under the sub-heading "Examples of identified Local Green Space include" remove the sections relating to Nicholls' Lane and Millennium Way.</p> <p>28.2 So that it is relevant in context remove the heading "Local Green</p> | For clarity and to meet Basic Conditions 1 & 3 |

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| | <p>Space Designation” on page 35 and replace it with ‘Community Consultation’, remove the paragraphs beginning “Forming part of the evidence base” to be reintroduced within the Policies section and in their place insert: ‘Full details of the community consultation that underpins this Plan are in the accompanying Consultation Statement’.</p> <p>28.3 In the preamble “Rationale and Evidence” to Policy CAF4, replace the second and third paragraphs with the paragraphs relocated from pages 35 & 36 but:</p> <p>28.3.1 delete from the paragraph that commences “Forming part of the evidence base....” the fifth sentence beginning “Following this process....” and in the final sentence of that paragraph replace “have been” with ‘were’</p> <p>28.3.2 In the penultimate paragraph (derived from page 36) replace the second and third sentences that commence “The designations have been” with ‘The Local Green Spaces now designated in this Plan are identified, described and justified in the tabulation that forms Appendix C’ (see also recommendations below regarding the Appendices).</p> <p>28.3.3 <i>Delete the final paragraph that reads: “This NP designates 53 local green spaces which are listed in Appendix E and F”.</i></p> <p>28.4 Reword Policy CAF4 so that it is compliant with the NPPF expectation (para 101) that “Policies for managing development within a Local Green Space should be consistent with those for Green Belts” as follows:</p> <p>‘The areas detailed as LGS in Appendix C of this Plan are designated as Local Green Spaces where development will be managed in a manner consistent with policies for Green Belts.’</p> <p>28.5 Add a new Policy CAF5 as follows:</p> <p>‘CAF5: Local Green Infrastructure</p> <p>‘The areas detailed as LGI in Appendix C of this Plan are designated as Local Green Infrastructure which are to be regarded as part of the green infrastructure network which Policy N4 of the Plan for Stafford Borough protects and commits to enhance and expand.’</p> | |
| 29 | Delete the section “Non-Planning Matters”. | For clarity and accuracy |
| 30 | Amend the list of documents within Appendix A to use the Harvard referencing method and/or links within this section to the documents used where they are available electronically. | For clarity and accuracy |
| 31 | Delete Appendix C. | For clarity and accuracy |
| 32 | Delete Appendix D. | For clarity and accuracy |
| 33 | <p>In relation to Appendices E & F:</p> <p>33.1 Renumber and retitle as ‘Appendix C: Local Green Space (LGS) and Local Green Infrastructure (LGI) Designations’; retain the</p> | For clarity and accuracy |

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| | <p>paragraph of “Introduction to Appendix”.</p> <p>33.2 Replace the tabulation on page 55 with an overview map or maps that locate the LGS and LGI and provide their reference number (as now revised).</p> <p>33.3 Amend the present content of Appendix F to:</p> <p>33.3.1 Delete the sites no longer to be designated and renumber the spaces for designation in accordance with the Schedule attached to this Report.</p> <p>33.3.2 Ensure all the maps (one per designated area, aerial views are not acceptable substitutes) are at a scale where the site boundary is clear and unambiguous.</p> <p>33.3.3 For the designated LGS amend the section headed “NPPF Para 77 Criteria” to address only the related criteria, namely: the green space is in reasonably close proximity to the community it serves; 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; the green area concerned is local in character and is not an extensive tract of land.</p> <p>33.3.4 For the designated LGI delete the section headed “NPPF Para 77 Criteria” and amend the content within the “Type of Protection” box to ‘Local Green Infrastructure (Policy CAF5)’.</p> | and to meet Basic Conditions 1 & 3 |
| 34 | Renumber Appendix G as Appendix D and add a source reference for the map. | For clarity |
| 35 | <p>35.1 Amend the title of Appendix H to Appendix E and delete “Protected”.</p> <p>35.2 At the foot of the map show “Views into the urban area from the A34” as item 8 on the key and delete the sentence beginning “The Design and Access Statement....”.</p> <p>35.3 As the A34 is not presently shown on the map, add a red number 8 on the map where the A34 enters and leaves the Neighbourhood Area and add ‘A34’ in a black or green box somewhere along the length of the road.</p> | For clarity and accuracy |

Examination of the Stone Neighbourhood Development Plan
Schedule of recommendations regarding the proposed Local Green Space
Designations

On Tuesday 18th June 2019 I visited Stone to look at the various aspects of the Neighbourhood Plan that could only be fully appreciated from a viewing. In particular I visited all of the sites proposed for designation as Local Green Space (LGS). I set out below my conclusions based upon my assessment of the sites using the evidence provided within or accompanying the Plan against the NPPF criteria and the Planning Practice Guidance. I do not question that all the spaces are “in reasonably close proximity to the community it serves” but I and some representations question the fulfilment of the other two criteria, sometimes on the basis of the content within the Guidance.

The numbering to the left of the table relates to the numbering of the proposed LGS in Appendix F of the submitted Plan; to the right is my recommended renumbering to be incorporated within a revised Appendix, renumbered as Appendix C.

| Plan number | | Recommendation |
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| LGS 01 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 01</i> |
| LGS 02 | This relates to the Cauldron Way site. I conclude that this site “is demonstrably special to a local community and holds a particular local significance” and is “local in character and is not an extensive tract of land”. | <i>Designate as LGS 01</i> |
| LGS 03 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 02</i> |
| LGS 05 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 03</i> |
| LGS 06 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance” and is “local in character and is not an extensive tract of land”. | <i>Designate as LGS 02</i> |
| LGS 07 | I note that the pond is in private ownership. I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that, excluding the pond area, it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>After amending the boundary to exclude the pond designate as LGI 04</i> |

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| LGS 08 | Although the sites along the Trent floodplain might collectively be said to represent an “extensive tract of land” I note that a LGS designation would be consistent with the Stafford Borough Green Infrastructure Strategic Plan. It is also evident that the open floodplain is a very significant part of the character of Stone and therefore it is easy to conclude that this site (and others for the same reasons) “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 03</i> |
| LGS 09 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 05</i> |
| LGS 10 | I cannot conclude there is evidence to show that this split site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 06</i> |
| LGS 11 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 07</i> |
| LGS 12 | Although the sites along the Trent floodplain might collectively be said to represent an “extensive tract of land” I note that an LGS designation would be consistent with the Stafford Borough Green Infrastructure Strategic Plan. It is also evident that the open floodplain is a very significant part of the character of Stone and therefore it is easy to conclude that this site (and others for the same reasons) “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 04</i> |
| LGS 13 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 08</i> |
| LGS 14 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 05</i> |
| LGS 15 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 06</i> |
| LGS 16 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the | <i>Designate as LGI 09</i> |

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| | housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | |
| LGS 17 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI/ 10</i> |
| LGS 18 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI/ 11</i> |
| LGS 19 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI/ 12</i> |
| LGS 20 | I note that an error has been made in the description of this site regarding public access. The site owners appear to be unaware that LGS designation will not alter existing public access restrictions. Nothing in the detailing of this site conclusively shows that it has a “ <i>particular</i> local significance”. I have looked beyond the Plan document and note that it sits within a biodiversity enhancement area within the Stafford Borough Green Infrastructure Strategic Plan. The Moddershall Valley Conservation Area Appraisal notes the “positive views” available from the western edge of this site. I note also that the site forms part of the setting of the Grade II listed Mill. However none of these features relate to this site exclusively or in particular which makes it inappropriate to single it out as holding “a particular local significance” from others holding all or some of the same designations. These other designations afford an appropriate level of protection already and the owner has indicated an intention to maintain the field agricultural use. I cannot overall conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Delete from the list</i> |
| LGS 21 | It has already been agreed that areas 4 & 5 already have protection equivalent to LGS as they are within the Green Belt. For areas 1–3 I cannot conclude there is evidence to show that this split site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see | <i>Delete areas 4 & 5 and designate areas 1-3 as LGI/ 13</i> |

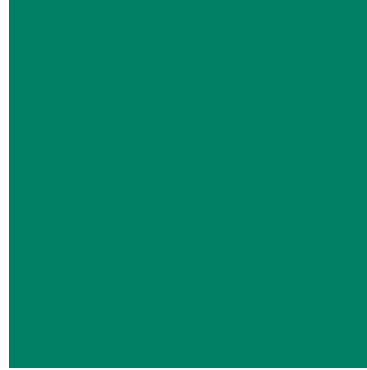
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| | Policy CAF5). | |
| LGS 22 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 7</i> |
| LGS 23 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 14</i> |
| LGS 25 | The significance of this site in terms of the setting for the Grade II Listed Hayes Mill has been supported by the Planning Inspector when not upholding the Appeal APP/Y3425/A/13/2203362. This site also sits within a biodiversity enhancement area within the Stafford Borough Green Infrastructure Strategic Plan and the Moddershall Valley Conservation Area. It is also noted in Plan Appendix F that the site “abuts woodland which is both an SBI for flora and a Local Wildlife site”. However these features do not relate to this site exclusively, in particular or at all which makes it inappropriate to single it out as holding “a particular local significance” from others holding all or some of the same designations. The other designations afford an appropriate level of protection already (as demonstrated with the Appeal decision). I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”. Not designating the site as LGS does not imply or infer that the land is designated for development as many representations suggest. | <i>Delete from the list</i> |
| LGS 26 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 08</i> |
| LGS 27 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 09</i> |
| LGS 28 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 15</i> |
| LGS 29 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 16</i> |
| LGS 30 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 10</i> |
| LGS 31 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the | <i>Designate as LGI 17</i> |

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| | housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | |
| LGS 32 | The Council has advised that this space is already Green Infrastructure designated within Policy N4 of the adopted Local Plan. However as it is evidenced that the site is also “demonstrably special to a local community and holds a particular local significance” an LGS designation is appropriate | <i>Designate as LGS 11</i> |
| LGS 33 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI/ 18</i> |
| LGS 34 | Whilst it is evident that the footpath with adjacent stream and green setting that runs to the east of the housing estate is well used and a valued local amenity, the bulbous portion to the south of the site is, on the ground, indistinguishable from the larger expanse of fields to the north-east; the north-eastern boundary of this part of the site seems to have been determined by the planning application for housing the subject of a Judicial Review. None of the features claimed for the lower site relate to this site exclusively or in particular which makes it inappropriate to single it out as holding “a particular local significance” from others adjacent. As the site has been the subject of a recent planning application it is possible to ascertain from the related documentation that the site is not natural but manmade in nature and as it is private land with no public access (other than the footpath to the north) it has no recreational value. The ecological value of the site is a matter of dispute but this site and neighbouring land are indistinguishable with regard to their ecology. I cannot therefore conclude that a LGS designation would be appropriate for other than the public footpath and its immediate environs along the stream. I note that the Planning Practice Guidance says: “There is no need to designate linear corridors as Local Green Space simply to protect rights of way, which are already protected under other legislation” (Paragraph: 018 Reference ID: 37-018-20140306) but in this instance it is more than the right of way that is being protected. Accordingly the boundary of the area appropriate for designation will need amendment so that its eastern edge closely parallels the footpath for its entire length. Not designating part of the site as LGS does not imply or infer that the land is designated for development as many representations suggest. | <i>Amend the site boundary to include only the footpath to the north of the site and the stream and their related spaces within the existing housing estate and designate this area as LGS 12</i> |
| LGS 35 | The Council has suggested that this space need not be regarded as one, the west part perhaps having the better claim for designation. But I accept that from a pedestrian’s point of view and for the access afforded to the canal side they should be read together. However I cannot conclude there is evidence to show that this site “is demonstrably | <i>Designate as LGI/ 19</i> |

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| | special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | |
| LGS 36 | Although the sites along the Trent floodplain might collectively be said to represent an “extensive tract of land” I note that an LGS designation would be consistent with the Stafford Borough Green Infrastructure Strategic Plan. It is also evident that the open floodplain is a very significant part of the character of Stone and therefore it is easy to conclude that this site (and others for the same reasons) “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 13</i> |
| LGS 37 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 14</i> |
| LGS 38 | The Council representation notes that this space is already recognised as Green Infrastructure in the adopted Local Plan. However, as the site is also “demonstrably special to a local community and holds a particular local significance” a LGS designation can be applicable. | <i>Designate as LGS 15</i> |
| LGS 39 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 16</i> |
| LGS 40 | The Council has advised that part of this site is to be used to provide sheltered housing, a need identified within Policy H1 of the Neighbourhood Plan. As LGS designations must “be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services” I cannot conclude that a LGS designation would be appropriate for other than the remaining southern portion of the land, which includes the local play area. Accordingly the boundary should be amended in accordance with the map provided by the Council. | <i>Amend the boundary to exclude the land identified by the Council for sheltered housing and designate the remaining site as LGS 17</i> |
| LGS 41 | This space is outside the Settlement Boundary. I note that at Appeal this site was refused for a housing development because “there is no need to release greenfield sites for development, such as the appeal site”. However the Appeal decision also noted that this is a sustainable location for housing. Whilst it is said that the site “offers a tranquil location in a beautiful natural environment” this is equally true of other adjacent sites and nothing has been noted that distinguishes this particular site as “demonstrably special to a local community and [one that] holds a particular local significance”. The owners have pointed out and the Qualifying Body accepts that the trees on the site are not protected by Tree Preservation Orders. | <i>Delete from the list</i> |
| LGS 42 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such would more appropriately be designated as Local Green Infrastructure with an | <i>Designate as LGI 20</i> |

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| | appropriate policy protection (see Policy CAF5). | |
| LGS 43 | I cannot conclude there is evidence to show that this site “is demonstrably special to a local community and holds a particular local significance”; I accept that it is a valued green space incidental to the original laying out of the housing estate and as such could more appropriately be designated as local green infrastructure with an appropriate policy protection (see Policy CAF5). | <i>Designate as LGI 21</i> |
| LGS 44 | The schedule indicates that this site has been removed. I note that it is outside of the Neighbourhood Area. | <i>Delete from the list</i> |
| LGS 45 | Whilst the Council representation notes that this space is recognised as green infrastructure in the adopted Local Plan, it is perhaps the most obvious candidate for LGS designation as there is ample evidence that in its many annual uses it is “demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 18</i> |
| LGS 46 | The Council representation notes that this space is recognised as green infrastructure in the adopted Local Plan. I conclude that this site is also “demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 19</i> |
| LGS 47 | Representations comment that this space forms part of properties on Chandlers Way which is subject to a restrictive covenant preventing development. The land owners are concerned that the “correct procedures” have not been followed to contact owners and address their concerns. Whilst it is said within the Plan that the site “provides a pleasant vista over towards Trent meadows” this is equally true of other sites and nothing has been noted that distinguishes this particular site as “demonstrably special to a local community and [one that] holds a particular local significance”. | <i>Delete from the list</i> |
| LGS 49 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 20</i> |
| LGS 50 | I conclude that this site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 21</i> |
| LGS 51 | As the Plan notes this site is held in protective Trusteeship and arguably this space is therefore already sufficiently protected. However no representations have challenged the LGS designation and therefore I can conclude that the site “is demonstrably special to a local community and holds a particular local significance”. | <i>Designate as LGS 22</i> |
| LGS 52 | An owner representation notes that the site is currently the subject of a short term lease but they consider that the site has residential potential. It would seem that the function of the green space is directly tied to the community building that uses a significant part of the site. The site is therefore already appropriately protected by the Plan for Stafford Borough which assures protection or replacement should a deficiency of facilities arise. No site-particular evidence has been provided to demonstrate that the open space “is demonstrably special to a local community and holds a particular local significance”. | <i>Delete from the list</i> |
| LGS 53 | I conclude that this site “is demonstrably special to a local | <i>Designate as LGS</i> |

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| | community and holds a particular local significance". | 23 |
| LGS 54 | It has already been agreed that this site has protection equivalent to LGS as it is within the Green Belt. | <i>Delete from the list</i> |
| LGS 55 | I conclude that this site "is demonstrably special to a local community and holds a particular local significance". | <i>Designate as LGS 24</i> |
| LGS 56 | I conclude that this site "is demonstrably special to a local community and holds a particular local significance". | <i>Designate as LGS 25</i> |
| LGS 57 | I conclude that this site "is demonstrably special to a local community and holds a particular local significance". | <i>Designate as LGS 26</i> |



STONE

NEIGHBOURHOOD PLAN

2016 - 2031



Stone
Town Council

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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:

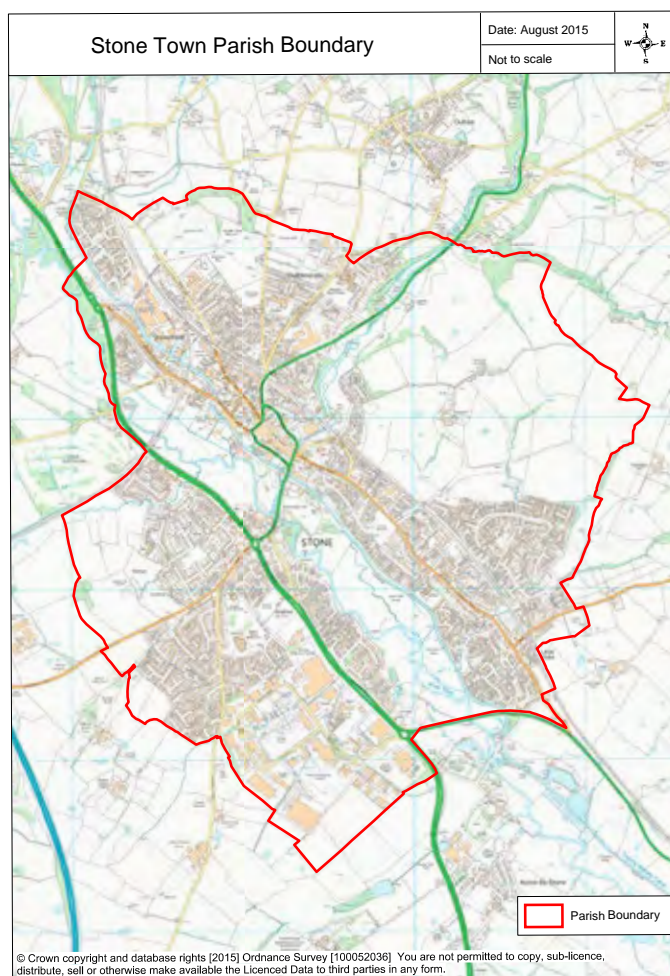
- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework, NPPF and Planning Practice Guidance (PPG)
- Contribute to the achievement of sustainable development;
- Be compatible with European Union (EU) and European 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)

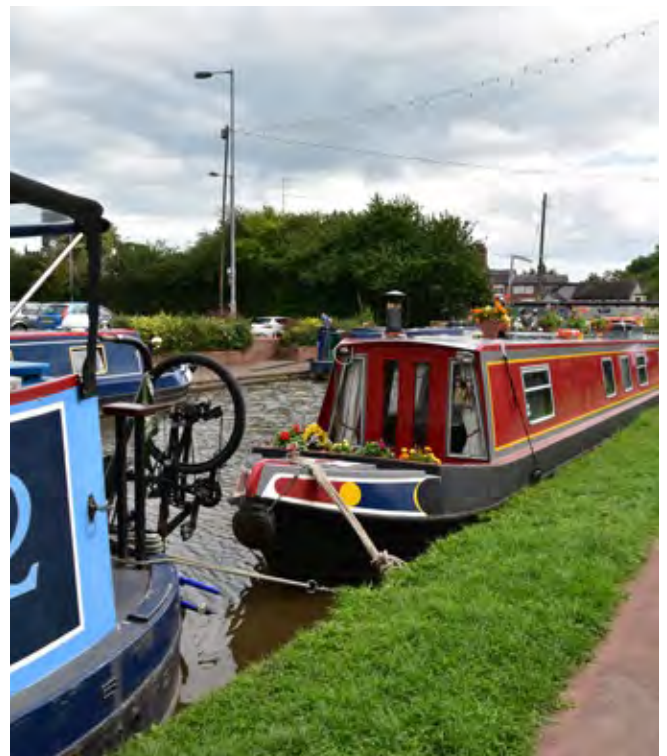
So what about the future?

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).

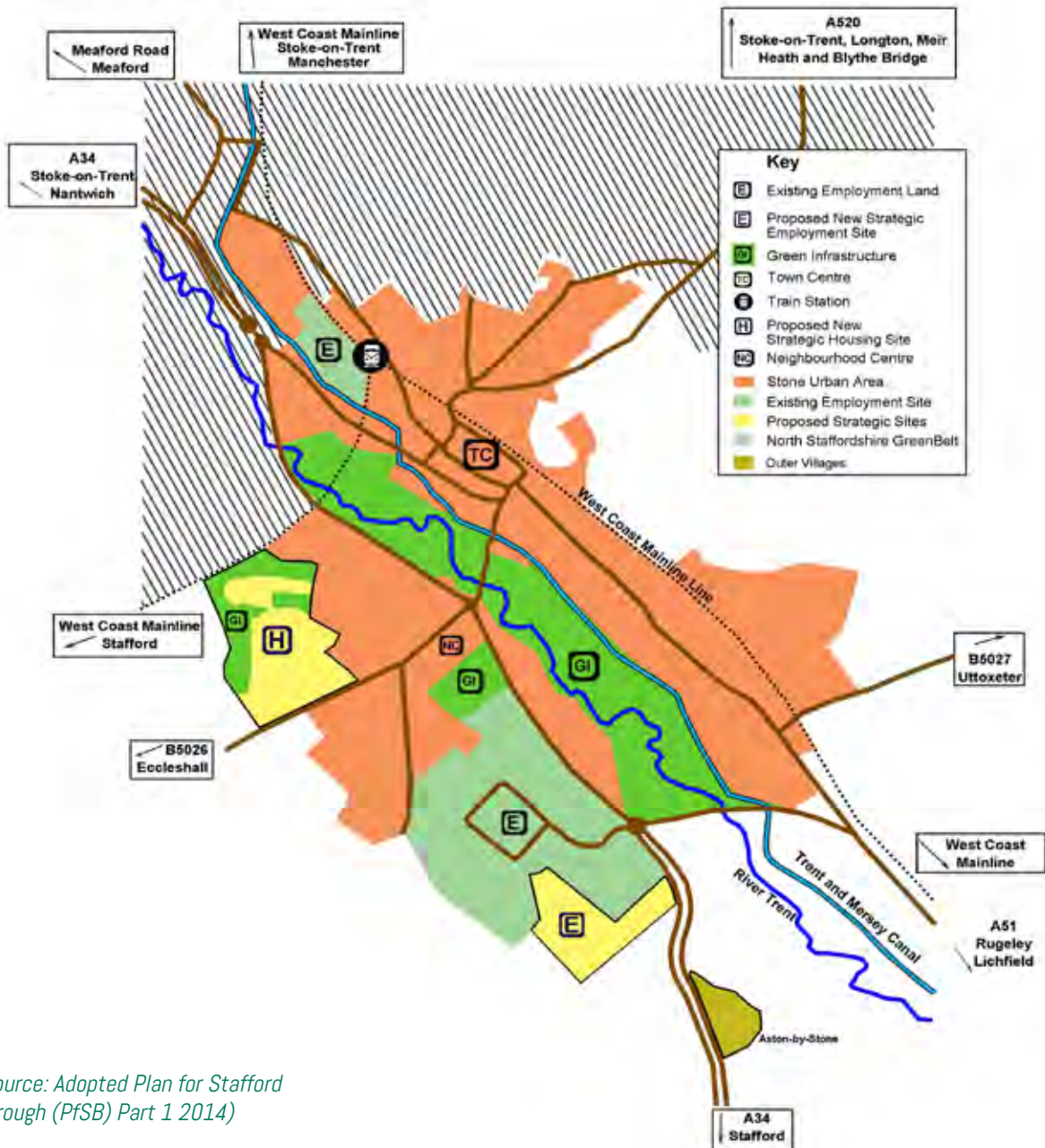
The main provision for Green Infrastructure (GI) is along the River Trent flood plain, although as identified on the map, GI will be strengthened on part of the perimeter of the new strategic housing development scheme marked (H), increasing provision and enhancing biodiversity assets within and around 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.

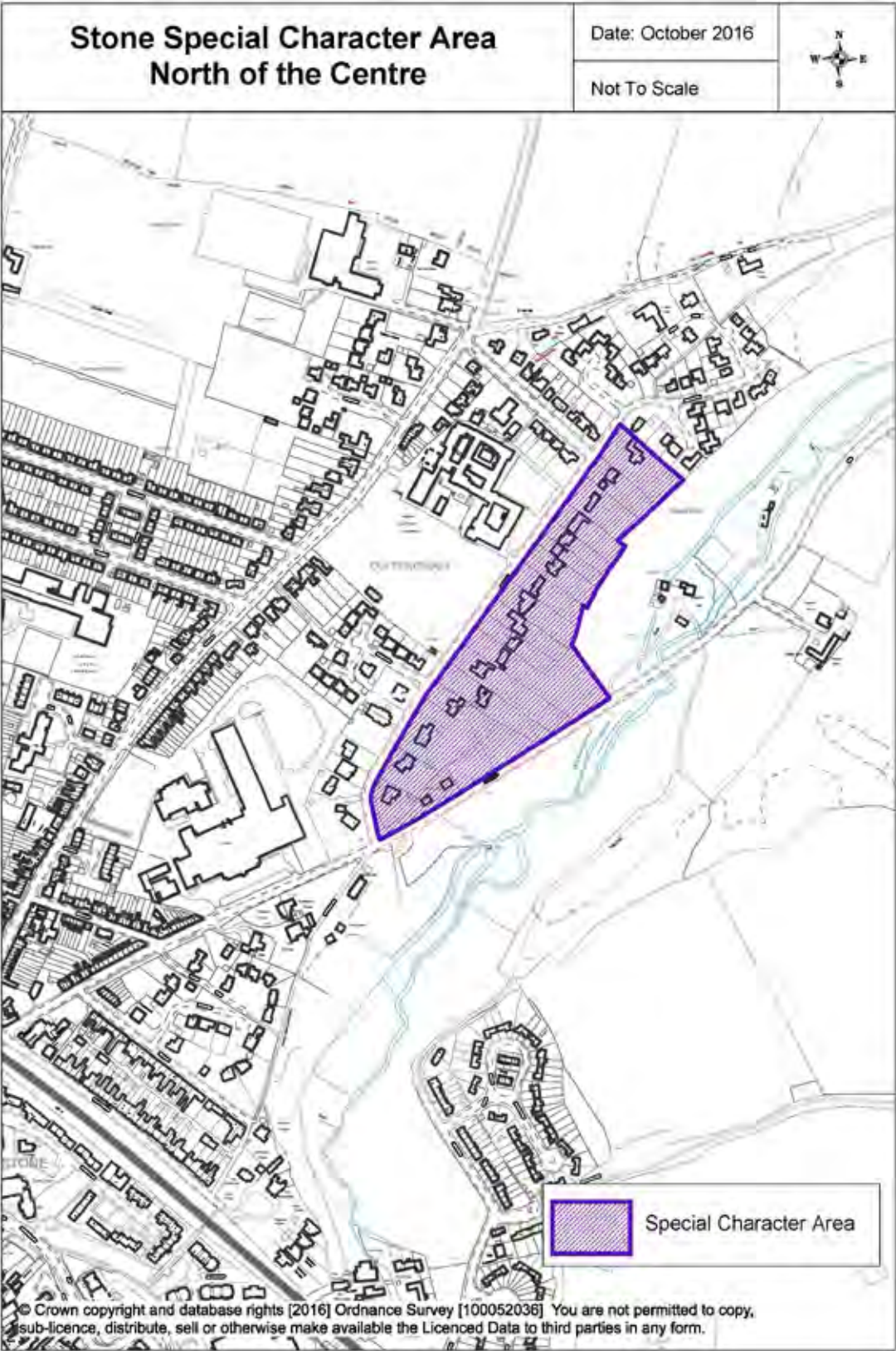
This Neighbourhood Development Plan has been prepared with special thanks to the Stone Neighbourhood Plan Steering Group
Jill Hood; Andy Osgathorpe, Barbara Rochelle; Cathy Collier;
Gary Barr; Geoff Collier; Grahame Neagus; Ian Fordham; Jane Bonser; Jill Piggott; Jim Davies; Mark Green; Mike Williamson; 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 |
|----------------|--------------------------------------|--|-----------------------------|--|------------|-------------------------------|--------------------------------|-----------------------|---------------------------------------|--|-----------------------|--------------|--------------|------------|--|--|-----------------------------|
| | | Particular significance because of any one of below: | | | | | | | | | | | | | | | |
| | | Beauty (B) | Historical significance (H) | | | | | | | | Recreation value (R) | Tranquil (T) | Wildlife (W) | Other (O)* | | | |
| | Post Code | OS Grid Ref. | | | | | | | | | | | | | | | |
| LGS 1 | Bushberry | ST15 0HP | SJ 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 | SJ 893 343 | Local equipped area for play + Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(W)(O) | | | | | contributes to "well being" | |
| LGS 3 | Common Ln. | ST15 0LN | SJ 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 | SJ 897 321 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (T) (W) (O) | | | | | Wildlife corridor - Well-being | |
| LGS 6 | Copeland Dr | ST15 8YR | SJ 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 | SJ 896 324 | Amenity greenspace + Pond + Copse | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (B) (R) (W) (O) | | | | | Informal play area | |
| LGS 8 | Crown Meadow | ST15 0HG | SJ 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 | SJ 901 330 | Amenity greenspace + Trees | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (B)(W) (T) (O) | | | | | Adds to well-being. | |
| LGS 10 | East & West Close | ST15 0EF | SJ 896 333 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (H) (O) (R) | | | | | Adds space and well-being to area | |
| LGS 11 | Ennald Grd. | ST15 0AE | SJ 900 331 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (T) (W) (O) | | | | | Adds space and well-being to area | |
| LGS 12 | Goodall Meadow | ST15 8LE | SJ 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 | SJ 898 331 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (H) (O) (R) | | | | | Adds space and well-being to area | |
| LGS 14 | Heathfield Ave. | ST15 0HD | SJ 903 330 | Local equipped area for play | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R) (T) (W) | | | | | | |
| LGS 15 | Hill Cres. | ST15 0AT | SJ 900 325 | Local equipped area for play | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(T) | | | | | | |
| LGS 16 | Jordan Way | ST15 8PD | SJ 909 334 | Amenity greenspace + Trees | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (B) (T) (W) (R) (O) | | | | | Part of an important connecting corridor | |
| LGS 17 | Lyndhurst Gr | ST15 8TP | SJ 916 329 | Amenity greenspace + Copse + Aston chase brook | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (B)(T) (R) (W) (O) | | | | | Connecting traffic free footpath | |
| LGS 18 | Manor Rise | ST15 0HT | SJ 896 330 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (H) (O) (R) | | | | | adds space and well-being to area | |
| LGS 19 | Meadow Way | ST15 0JY | SJ 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 | SJ 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 | SJ 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 | SJ 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 | SJ 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 | SJ 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 | SJ 915 332 | Local Equipped Areas for Play + Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(T)(W) | | | | | | |
| LGS 27 | Priory Rd. 1 | ST15 8NH | SJ 906 334 | Local equipped area for play + Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R) | | | | | | |
| LGS 28 | Priory Rd. 2 | ST15 8NS | SJ 908 332 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(O) (W) | | | | | large informal play area adding space in built up area | |
| LGS 29 | Heath Grd | ST15 0AS | SJ 899 324 | Local equipped area for play | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R) (T) (O) | | | | | Safe pedestrian access for children | |
| LGS 30 | Redhill Grd | ST15 8BH | SJ 906 339 | Local equipped area for play | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R) (O) | | | | | Unique due to isolated location | |
| LGS 31 | Redwood Ave. 1 | ST15 0DB | SJ 908 325 | Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(T)(W)(O) | | | | | Wildlife buffer adjacent to meadow | |
| LGS 32 | Redwood Ave. 2 | ST15 0DB | SJ 906 325 | Amenity greenspace + Trees | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (B)(H)(T)(W) | | | | | Adds to well-being- amazing redwoods | |
| LGS 33 | Rendel Grv. | ST15 8ZN | SJ 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 | SJ 917 330 | Amenity greenspace + Footpaths | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R) (T) (W) (O) | | | | | Important space in a dense estate & Wildlife corridor | |
| LGS 35 | Saxifrage Dr | ST15 8XY | SJ 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 | SJ 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 | SJ 894 324 | Local equipped area for play + Amenity greenspace | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(W)(T) | | | | | | |
| LGS 38 | Stonefield Pk. | ST15 8HQ | SJ 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 | SJ 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 | SJ 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 | SJ 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 | SJ 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 | SJ 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 | SJ 903 335 | Destination & Festival Park | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (B)(H)(R)(T)(W)(O) | | | | | The town's festival park | |
| LGS 46 | Whitemill | ST15 0EG | SJ 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 | SI 896340 | 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 | SJ 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 | SI 909 323 | Amenity Green Space and cemetery | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (T)(B)(H)(W)(O) | | | | | Wildlife buffer Zones to LNR (Southern Meadow) | |
| LGS 51 | Stone SP CC | ST15 8IW | SJ 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 | SJ 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 | SJ 895 347 | Amenity Green Space & Community Facilities (Allotment) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(T)(W) | | | | | Local allotment | |
| LGS 54 | Old Road Allot | ST15 8HX | SJ 902 349 | Amenity Green Space & Community Facilities (Allotment) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(T)(W) | | | | | Local allotment | |
| LGS 55 | Priory Rd Allot | ST15 8NS | SJ 908 332 | Amenity Green Space & Community Facilities (Allotment) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | (R)(T)(W) | | | | | New Local allotment | |
| LGS 56 | Tilling Drive Allot | ST15 0SJ | SJ 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 | SJ 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> | | |
|   | | Site Description: <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> | | |
|    | | Site Description: <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> |

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|---|-------------|-------------------|---|
| Protected Reference | | LGS 03 | Site Description:   |
| 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. | | | |
| 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. | | | |

Note LGS 04 has been removed

| | | | |
|-----------------------|------------|-------------------|---|
| Protected Reference | | LGS 05 | Site Description:   |
| 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 | | | |

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| <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. |
|--|

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 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.

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|------------------------------|--------------------|--|--|---|
| 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 | trees offering informal areas for play, social interaction and gentle exercise. 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. | |
| 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. | | |

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|------------------------------|--------------------|--|--|--|
| Protected Reference | | LGS 07 | Site Description: It is an amenity green space encompassing a small copse and pond which supports a variety of wildlife. The trees isolate the pond from the road thus  |  |
| Name | | Crestwood Drv. | | |
| Location | Post Code | ST15 0LW | | |
| | OS Grid Ref | SJ 896 324 | | |
| Type of protection | | Local Green Space | providing a quiet and pleasant area for informal recreation. The pond is in private ownership. | |
| 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. | | |

| | | |
|--|--------------------|-------------------|
| 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. | | |



Site Description:

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.



| | | |
|---|--------------------|--------------------|
| 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. | | |

Site Description:



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.

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| 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> |

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| 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>  |

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| 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. | | |   |

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| 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> |

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| 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. | | |   |

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|---|--------------------|-------------------|--|
| 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. | | |   |





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|---|--------------------|-------------------|--|
| Protected Reference | | LGS 16 | Site Description: |
| 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. | | |  <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>  |

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|--|--------------------|-------------------|---|
| Protected Reference | | LGS 17 | Site Description: |
| 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. | | | <p>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.</p>  <p>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.</p>  |

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|------------------------------|--------------------|---|---|---|
| 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 |  | 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. |
| 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. | | |
| | | <ul style="list-style-type: none"> Not allocated for development in the relevant Neighbourhood Plan/Local Plan. | | |
| | | <ul style="list-style-type: none"> 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. | | |

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|------------------------------|--------------------|---|--|--|
| 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 |  | 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. |
| 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 | | |
| | | <ul style="list-style-type: none"> Not allocated for development in the relevant Neighbourhood Plan/Local Plan. | | |
| | | <ul style="list-style-type: none"> 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. | | |

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| 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. | | |
| | |   <p>Site Description: 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. It is considered an area of natural beauty as well as evidencing an important part of Stone's industrial heritage.</p> |

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| Protected Reference | | LGS 21 | 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. |
| Name | | Millennium Way | |
| Location | Post Code | ST15 8ZQ | |
| | OS Grid Ref | SJ 893 347 | |
| 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 beauty, recreational value, tranquillity and wildlife. <p>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.</p> | | |  |
|  | | |  <p>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.</p>  |

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| 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> | | |   |

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| 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


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| 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> | | |   |


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| 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 |
| 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. | | |   <p>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.</p>  |

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| 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, |
| 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 <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>providing a safe area for both formal and informal play.</p>  |

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| 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.   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. |
| 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> | | | |

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| 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> | | | |

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| 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. | | | | | |
| Other reason: the loss of such space would require children having to walk considerable distance to access similar facilities. | | | | | |



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| 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. | | | | |
| 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. | | | | |
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| 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> | | | |

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| 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> | | | |

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| 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> | | |



Site Description:

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.



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| 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> | | |

Site Description:



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.



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| 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> | | | | |

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| 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. | | | | |




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| Protected Reference | | LGS 38 | Site Description:  <p>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.</p>  |
| 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. | | | |

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| 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> | | | |

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| 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> |

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| Protected Reference | | LGS 41 | Site Description: <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</p>   |
| 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>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> |

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| 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> |

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| 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>   |

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| 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> |

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| 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 <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, historic significance, recreational value and wildlife. <p>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.</p> | | |
|  | | Site Description:   <p>It is an important local equipped area for play and amenity green space. It contains a football pitch and basketball hoop and a large area of grass with mature trees and a thicket. Children use the space for both informal play and more formal games, whilst adults also exercise in the space.</p> |

| | | |
|---|--------------------|--|
| 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 <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. <p>Other reason: Buffer zone between residentially amenity and flood plain</p> | | |
|  | | Site Description:  <p>This open green space is at the end of Chandlers Way where the land falls gently down to the floodplain. It is amenity greenspace which is dissected by a small stream which at its westerly perimeter forms the boundary to the lowest part of the floodplain. This is a recent housing development which would suggest this area is considered unsuitable for further development, however it provides a pleasant vista over towards Trent meadows. Part of the area could be privately owned as one of the end properties have removed the developers' fencing and placed children's play structures in the area.</p> |

| | | | | |
|--|-------------|--|-------|--|
| 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. | | | | <p>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.</p> |

| | | | | |
|---|-------------|-------------------|-------|---|
| 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> | | | | |
| 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 51 | CF 23 |
| Name | | Stone SP CC | |
| Location | Post Code | ST15 8JW | |
| | OS Grid Ref | SJ 908 333 | |
| 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 tranquillity, recreational value and wildlife. | | | |



Site Description:

The Stone SPP Cricket Club has primary access off Lichfield Road with a secondary access off Priory Road. It is a private members cricket club who are members of the North Staffordshire & South Cheshire Cricket League, affiliated to the English Cricket Board.

The facilities include a county standard cricket pitch, which in the past has hosted major games including those between the Minor Counties and international touring teams like Australia and Pakistan. This is supported by cricket nets, car parking, practice areas and a Pavilion. The latter is also used by the community for appropriate events, functions, meetings and charity events.


The club is over 100 years old and an integral part of the recreational offer of the town for both playing and spectators. It hosts junior cricket from under 8 to under 19, plus senior cricket.

The club contributes to the physical wellbeing and social cohesion of the local community. The ground is held in trusteeship to preserve its restricted function to cricket related activities



| | | | | |
|---|-------------|--|-------|---|
| Protected Reference | | LGS 52 | CF 25 | Site Description:  |
| Name | | Stone Y&C Centre | | |
| Location | Post Code | ST15 8ER | | |
| | OS Grid Ref | SJ 897 343 | | |
| 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 tranquillity, recreational value and wildlife. | | | | Although originally a Youth and Community Centre, it has now been taken over by Rising Brook Baptists who are re-establishing its community role amongst local groups and schools |

| | | | | | |
|---|-------------|---------------------|-------|--|---|
| Protected Reference | | LGS 53 | CF 31 | Site Description:  | 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 |
| 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. | | | | | |

| | | | | | |
|--|-------------|-------------------|-------|--|---|
| Protected Reference | | LGS 54 | CF 33 | Site Description:  | 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. |
| 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>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

- 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'

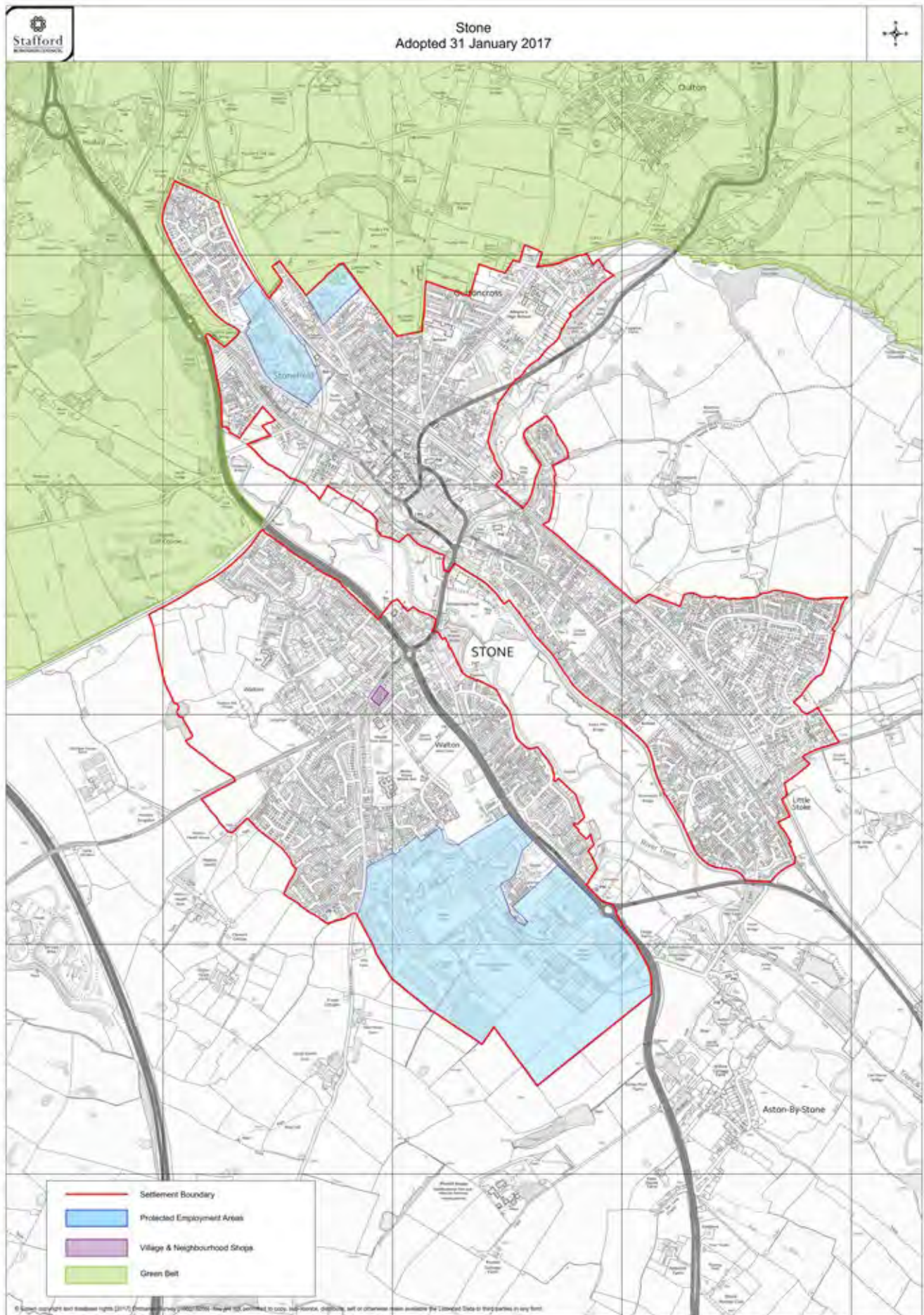


Site Description:

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. | | | |   |

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

Town Council

15 Station Road, Stone, Staffordshire ST15 8JR
T: 01785 619743 F: 01785 619741

www.stonetowncouncil.gov.uk

From: [David Inman](#)
To: [Town Clerk](#)
Subject: A Rural/Market Towns Group of the Rural Services Network- Stone-T.C.
Date: 26 September 2019 12:32:34
Attachments: [Rural-Market Towns Group Invitation Letter.docx](#)
[Rural-Market Towns Presentation Document .pdf](#)
[LOCAL COUNCILS WHO HAVE BEEN APPROACHED.docx](#)

Dear Mr Trigg ,

At this critical time for rural areas the Rural Services Network is seeking to establish a group of Rural/Market Towns to present the arguments as seen by Towns in Countryside Areas.

We commence this initiative by writing out by e mail and by post to 200 communities spread throughout the rural areas of England looking for a strong starting response spanning the country. This is a special invitation to Stone Town Council and the other Councils listed in the word document attached in the hope we all can all work together.

(We write by both e mail and post so that documentation is sent to the Council both in full written and electronic form to assist any circulation of the documents you wish to undertake).

We therefore attach here the relevant material setting out what we seek to do and why we are doing it. We would be grateful if you could present this to your Council and we very much hope that Stone can come on board with us and work with us and the other invited towns at this important time.

The jpeg attachment shows how the new grouping will assist in presentation of the rural argument and assist the Call to Government for it to give focus to rural areas and their challenges and problems through a formal Rural Strategy <https://www.rsonline.org.uk/time-for-a-rural-strategy>

Invitees range from communities with a population span of 3,000 to 30,000 who are situate in and serving a rural area. We have deliberately picked out large villages and towns so the whole of Rural England has been covered by this initiative as will be seen by the attached list of local councils being approached.

Please let me know that your council wishes to be involved in helping create such a group by 30th of November 2019.

You can do so by emailing me directly at david.inman@sparse.gov.uk or by post to Rural Services Network, Kilworthy Park, Tavistock, Devon PL19 0BZ .

If you wish to discuss this further feel free to contact me via e mail or by phone on 01822 851370.

We look forward to hearing from you and working with you.

Many thanks,

Kindest Regards,

David.

David Inman
Director
Rural Services Network
www.rsnonline.org.uk
01822 851370

The RSN is calling on the Government to develop a Rural Strategy to ensure that rural areas are properly considered. Too often policies are designed for urban areas and the result is that rural communities miss out on the benefits or experience unintended consequences from policies which are poorly thought through from a rural perspective. Sign up to support our call for action and to find out more here: <https://www.rsnonline.org.uk/time-for-a-rural-strategy>

The Rural Services Network seeks to provide a voice for rural communities by representing rural services, networking between rural service organisations and establishing and broadcasting best practice in rural service provision. It comprises SPARSE Rural, the Rural Assembly, the wider Rural Services Partnership and the RSN Community Group working with Rural England, a stand alone CIC research group.

Rural England Company Number 9023202. Rural Services Partnership Company Registration Number 6960646.

Dear Stone Town Clerk and Councillors,

Rural Services Network (RSN) is seeking to establish a Rural/Market Towns Grouping to sit within its network. The towns approached we feel all serve as the centre or market place for the rural area surrounding them. We are approaching over 200 centres in seemingly diverse rural locations across England with the intention of setting up both a more comprehensive national rural network and a separate grouping.

All councils approached we hope are acting as key service and employment centres for their surrounding rural hinterland. The town (or large village in some cases) will have a population itself of between 3,000 and 30,000. *(The vagaries of whether or not the Councils approached have adopted s245 of the Local Government Act and put the name Town in their Council's title or whether they remain under the title 'Parish' is not important from our perspective.)* If you are one of the 200 rural centres we have selected we very much wish to work with you.

RSN is an organisation seeking to establish and present the rural view as well as evidencing and sharing best practice. We are concerned that, whilst treating other home countries differently, Government is often tempted to consider English issues through an urban looking glass and too frequently consider urban facing situations without giving any particular consideration to rural areas. We would like to change that and we think the right operational networks, such as the one proposed here, will very much assist. We attach diagrams showing how the new group would work as part of our extensive and growing network.

We feel at a time of material change, there needs to be some special consideration of rural matters and therefore our current call on Government is for a Rural Strategy

<https://www.rsnonline.org.uk/time-for-a-rural-strategy>

We also feel that Government needs to return to giving special attention to rural/ market towns as shopping habits change. It is absolutely vital to the national economy that 'market' towns remain buoyant and lively places and support their wider rural hinterlands.

We wish therefore to establish as part of our development as a Network, and as part of our current Call for a Rural Strategy from Government, a Rural/Market Towns Grouping that is representative of rural and towns and markets across the many rural areas of England. These are of course spread across very many diverse areas and are also spread across 200 Local Authorities. That statistic of 200 authorities has given us our starting point for this search so that a local council representing a town or large village in each of those authorities rural area is being approached. To establish successfully a Rural/Towns Group involving a rurally based centre serving each of those 200 differing hinterlands would constitute a really forceful message that rural areas are working together at a difficult time. This is why we are sending out this invitation at this time.

As you are acting as a council at the centre of one of those 200 rural areas we have selected, we wish to work with you. We hope to progress to an even wider ring of Rural/Market Towns over time however you are getting the first opportunity to be an inaugural member..... It is time for the local councils serving as centres of rural hinterlands to once again be properly acknowledged by government for the role they play nationally.

We have to charge a small fee as that is the only way we can operate as a Network but we hope this is low enough for it not to be too much of an issue. The fee will reflect your population size.



Towns with over 10,000 population - £150 per annum



Towns with over 5,000 population but with less than 10,000 people - £ 130 per annum



Towns with less than 5,000 population - £110 per annum

(All subs incur VAT)

The important question is can you make a difference by joining? We think that you can. Collectively we are sure we can get rural centres across England and their challenges given considerably more recognition.

At a time of material change we think it is vital that rural areas in England are provided with a national profile. As said we are calling on the Government to undertake and fund a Rural Strategy. There has been no exercise focusing on the rural aspects of England for many decades and given the current situation relating to rural areas it is really important a strategic approach is taken. We think the establishment of this Rural /Market Towns grouping is an important element in this national call. We attach our initial report in relation to this 'Call', 'Time for a Rural Strategy' which sets out why we think Government should develop a Rural Strategy which we hope your members will find helpful.

It is intended there will be 2 Meetings of the Group each year but we also seek to work remotely so attendance is not necessary to successful inputting. As we move forward it will be for the member local councils to set the agenda and the direction. The rural agenda and emphasis here is a very different one to other membership groups currently covering town and parish matters.

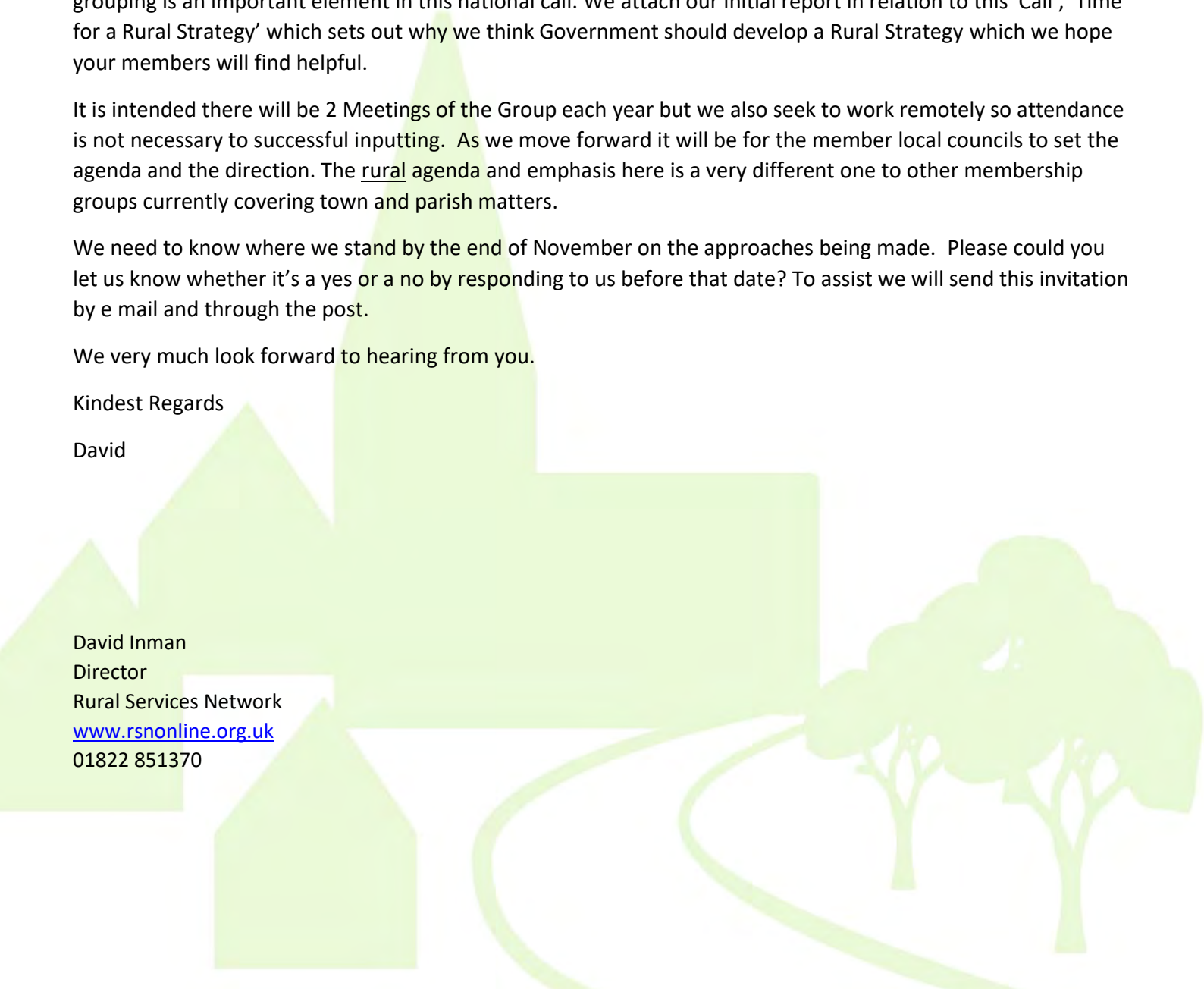
We need to know where we stand by the end of November on the approaches being made. Please could you let us know whether it's a yes or a no by responding to us before that date? To assist we will send this invitation by e mail and through the post.

We very much look forward to hearing from you.

Kindest Regards

David

David Inman
Director
Rural Services Network
www.rsnonline.org.uk
01822 851370



The Rural/Market Towns Group



RURAL/MARKET
TOWNS GROUP

A RURAL/MARKET TOWNS GROUP- A FORMAL INVITE

We are a Special Interest Group of The Local Government Association representing Rural Areas across England. Our mission is to be the national champion for rural services, ensuring that people in rural areas have a strong voice. We have 127 Principle Authority members from across England. We also have a grouping of some 170 non- local authority service providers (the RSP) and we issue a Rural Bulletin weekly to around 23,000 rural contacts across England. We also issue a monthly Funding Digest of rural grant opportunities and Government consultations. The following links show our inter connection with Parliament and how we bring our members together. We show how a Rural Market Town Grouping could fit well into our network.

Our website is www.rsnonline.org.uk

What we do:

We aim to ensure rural issues are given a high profile, unfortunately we now find ourselves as the only organisation in England currently undertaking this vital work. Our network is the countries' largest rural network. We ourselves deliberately don't work from a grant or government funding base but from member subscription. We provide value for money to our members. This has allowed growth and continuity of operation together with the ability to make the rural case honestly and from within ourselves without fear of upsetting any external funding stream on which we may be dependent.

What we have achieved to date:



The first general rural parliamentary groups in history



Better finance settlements for rural authorities



Continual Pressure on Government in relation to issues ranging from broadband to rural housing and vulnerability



The creation of Rural Crime, Rural Health and Rural Research organisations

The facts:

There are many rural areas in England spun across 200 different local authorities. Only by working together can we present a cohesive approach to an urban facing government. It is easy for urban areas to gather support but more difficult for dispersed rural areas. We have to get rural messages across and backed if they are to properly be heard and acted upon.

What we want from you:

The wider our membership the stronger the rural voice- it's a simple fact. We want to establish a Rural/Market Towns Group to allow towns a conduit into our services and policies and operation. We wish to see Rural Towns given the opportunity to establish the commonalities of their case and to be able to argue for it. We charge an annual subscription which is low and affordable but it's what it can give back that we wish to be judged upon.

What we can give you back:



Formation of a dedicated Rural/Market Towns Group, offering some peer-to-peer networking and discussion opportunities (either face-to-face or online) and input into the national rural agenda. (Representation on this Group can be by Council Clerk or Member)



Development of a representational role, for example responding to selected public policy consultations or meeting with interested Parliamentarians. There is no rural or market or small towns APPG



Development of good practice and learning material related to the key policy areas and delivery challenges and opportunities for rural/market towns



Provision of a dedicated quarterly newsletter highlighting relevant latest policy developments, showcasing interesting member practice and flagging relevant initiatives or funding opportunities (perhaps drawn from the Rural Funding Digest)



Where made possible by published material - provision of some benchmark statistics about rural/market towns



Management of occasional online surveys of the member rural/market towns, to gather comparative information about topics of particular interest to this grouping and to the RSN as a whole



Free RSN community membership for your local organisations



Entry onto a bulletin calendar of the major local rural/market town events



The ability to establish and present the collective voice of rural/market towns



The ability to say what your council think about English rural issues which affect their area as and when they arise



An expectation that those views will be taken forward



Full entitlement to attend, free of charge, any of the seven regional seminars and meetings based around specialist topics held around the country annually



Involvement in the English Rural Sounding Board system



Discounted rates at the National Rural Conference every September

If you don't receive these currently you will also get:



The weekly Rural Bulletin



The monthly RSN Funding Digest

Summary:

Our target is to form a Rural Market Towns Group of approximately 125 towns in 2019 and harness the argument of these rural areas. Both the town councils, people in the towns, and their surrounding hinterlands will be better placed to put their arguments across and contribute to the rural voice. We hope you can help us grow from the start!

As we exit the EU we are currently calling on government to produce a 'Rural Strategy' giving both direction and promise to rural areas. Our wish is that Rural and Market Towns should be given clear opportunities in such a Strategy. To date government has received this call somewhat negatively. It is only by working together and by establishing and pursuing common goals that your town can input into the national picture. Please back us to back your town and your area.

LET'S BRING & ARGUE THE RURAL CASE TOGETHER

If you would like further information about the Rural/Market Towns Group please contact us:

Rural Services Network
Kilworthy Park,
Tavistock, Devon
PL19 0BZ
01822 851370
www.rsnonline.org.uk
david.inman@sparse.gov.uk
twitter: @rsnonline



**RURAL/MARKET
TOWNS GROUP**

LOCAL COUNCILS WHO HAVE BEEN APPROACHED

We wish to ensure that every ceremonial county across England is covered by this initiative through a selection of its rural/market towns being involved. We have also spread the invitation across differing rural locations in those counties to ensure the new group has both geographic and community variance. We ask for your cooperation so that the new group can go forward with this important mix having been established.

Bedfordshire: - Ampthill, Bromham, , Sandy, Stokenchurch.

Berkshire: – Datchet, Hungerford, Spencers Wood.

Buckinghamshire: – Buckingham Town Council, Chalfont St Giles, Iver, Olney, Windlesham.

Cambridgeshire: –Chatteris, City of Ely, Cottenham, Eye, St Ives.

Cheshire : – Culcheth, Frodsham, Knutsford, Petersfield.

Cornwall: – Launceston, Penzance, Truro.

County Durham: – Barnard Castle, Middleton St George, Shildon.

Cumbria: – Brampton, Cleator Moor, Cockermouth, Dalton in Furness, Penrith, Windermere.

Derbyshire: – Belper, Clowne, Whaley Bridge, Ashbourne, Hatton, Shirland and Higham.

Devon: – Seaton, Crediton, South Molton, Kingsbridge, Ashburton, Brixham, Great Torrington, Tavistock.

Dorset: – Verwood, Blandford Forum, Swanage, Sherborne, Portland.

East Sussex: – Rye, Uckfield, Ringmer.

Essex: – Aveley, Aylesham, Burnham-on-Crouch, Chipping Ongar, Great Wakering, Ingatestone, Manningtree, Saffron Walden, West Mersea, Writtle.

Gloucestershire: – Cirencester, Lydney, Thornbury, Winchcombe, Wotton-under-Edge.

Hampshire: – Bishop’s Waltham, Hartley Wintney, Lymington, Midhurst, Netley, North Baddesley, Petersfield, Whitchurch, Winchester.

Herefordshire: – Leominster, Ledbury.

Hertfordshire: – Aldenham, Buntingford, Knebworth, Northaw and Cuffley, Royston, Tring, Wheathampstead.

Isle of Wight: – Ryde.

Kent: – Coxheath, Cuxton, Dymchurch, Faversham, Ightham, Kings Hill, Meopham, Minster, Pembury, Sandwich, South Darenth, Sturry, Swale, Tenterden, Westerham.

Lancashire: – Barnoldswick, Billinge, Burscough, Carnforth, Chorley, Clitheroe, Coppull, Freckleton, Garstang, Haigh, Longridge

Leicestershire: – Ashby de la Zouthe, Anstey, Clawson Hose and Harby, Earl Shilton, Kirton, Lutterworth, Stoney Stanton.

Lincolnshire: – Bottesford, Bourne, Holbeach, Laceby, Mablethorpe, Nettleham, Nettleton, Sleaford.

Gateshead, Newcastle, North Tyne: –Camperdown, Rowlands Gill, Wideopen.

Northants: –Daventry, Finedon, Oundle, Rothwell, Towcester.

Norfolk: – Aylsham, Belton, Downham Market, Fakenham, Thetford, Wymondham.

Northumberland: – Alnwick, Hexham.

Nottinghamshire: – Harworth and Bircotes, Keyworth, Rainworth, Ravenshead, Warsop.

Oxfordshire: – Chipping Norton, Wallingford, Wantage.

Redcar and Cleveland: –Marske and New Marske, Saltburn, Skelton and Brotton.

Rutland: – Uppingham.

Shropshire: –Ludlow, Market Drayton, Newport.

Somerset: –Burnham on Sea, Chard, Midsomer Norton, Nailsea, Wellington, Wells, West Clandown.

Staffordshire: – Armitage, Keele, Leek, Penkridge, Rugeley, Stone, Uttoxeter.

Suffolk: – Hadleigh, Haverhill, Newmarket, Saxmundham, Stowmarket.

Surrey: – Cranleigh, Holmwood, Lingfield, West Clandon, Windlesham.

Warwickshire: –Alcester, Atherstone, Balsall, Long Lawford.

West Sussex: – Arundel, Cuckfield, West Chiltington,

Wiltshire :– Amesbury, Marlborough, Wroughton.

Worcestershire: – Alvechurch, Bewdley, Pershore, Tenbury Wells.

Yorkshire: – Ackworth Moor Top, Cawthorne, Haxby, Hebden Bridge, Ilkley, Kirkburton, Market Weighton, Northallerton, Pickering, Pocklington, Richmond, Ripon, Skipton, Stocksbridge, Strensall with Towthorpe, Tadcaster, Thorne, Thurgroft, Wetherby, Whitby.

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, which can be seen by any Member on request. All amounts exclude VAT.

| Date | Reference | Supplier | Description | Amount | Month |
|------------|--------------|--|---|-----------|--------|
| 02/09/2019 | Elec 19/022 | BMA Window Cleaner | Cleaning of windows -STN | £25.00 | Sep-19 |
| 02/09/2019 | Elec 19/022 | BMA Window Cleaner | Cleaning of windows -FJC | £65.00 | Sep-19 |
| 02/09/2019 | D/Dbt 19/009 | Prism Solutions | Analogue line - FJC | £46.69 | Sep-19 |
| 03/09/2019 | Elec 19/022 | Stafford Borough Council | Hanging baskets - Town | £5,250.00 | Sep-19 |
| 03/09/2019 | Elec 19/022 | Siemens Ltd | Qtly Lease rental - 21 Sept-20 Dec19 | £150.00 | Sep-19 |
| 03/09/2019 | D/Dbt 19/009 | Stafford Borough Council | Rates - STN | £221.00 | Sep-19 |
| 03/09/2019 | D/Dbt 19/009 | Stafford Borough Council | Rates - Mkt Sq | £114.00 | Sep-19 |
| 03/09/2019 | D/Dbt 19/009 | Stafford Borough Council | Rates - FJC | £427.00 | Sep-19 |
| 04/09/2019 | Elec 19/022 | Canal & River Trust | Water pipe in towpath - allots | £250.00 | Sep-19 |
| 04/09/2019 | Elec 19/022 | Current Electrical & Property Services | Setting up marquees - Aug 19 | £750.00 | Sep-19 |
| 05/09/2019 | Elec 19/022 | CAM-TEC LTD | Ann maint - CCTV - 20 Sep-19 Sep-20 | £380.00 | Sep-19 |
| 06/09/2019 | D/Dbt 19/009 | EE | Caretakers mobile - FJC | £26.32 | Sep-19 |
| 06/09/2019 | Elec 19/023 | West Midlands Employers | Marketing Ass Job advert | £220.00 | Sep-19 |
| 06/09/2019 | D/Dbt 19/009 | EE | Caretakers mobile - STN | £26.33 | Sep-19 |
| 09/09/2019 | Elec 19/023 | Veolia ES (UK) Ltd | Waste collection - STN | £132.04 | Sep-19 |
| 09/09/2019 | Elec 19/023 | Veolia ES (UK) Ltd | Waste collection - FJC | £144.04 | Sep-19 |
| 09/09/2019 | Elec 19/023 | Water Plus | Water supply Mt Rd Allot - 30 May-29 Aug 19 | £104.72 | Sep-19 |
| 09/09/2019 | Elec 19/023 | Water Plus | Water supply - STN - 16 June-29 Aug 19 | £173.57 | Sep-19 |
| 10/09/2019 | Elec 19/023 | Angel Springs Ltd | Water machine sanitisation - office | £4.86 | Sep-19 |
| 10/09/2019 | Elec 19/023 | Panda Press (Stone) Ltd | Posters - Classic Car Event | £25.00 | Sep-19 |
| 10/09/2019 | Elec 19/023 | Panda Press (Stone) Ltd | Flyers - Classic Car Event | £80.00 | Sep-19 |
| 10/09/2019 | Elec 19/023 | NPower Ltd | Pillar - 30 High Street | £48.62 | Sep-19 |
| 10/09/2019 | Elec 19/023 | NPower Ltd | Pillar - 61 High Street | £33.36 | Sep-19 |
| 10/09/2019 | Elec 19/023 | Angel Springs Ltd | Water machine sanitisation - STN | £7.20 | Sep-19 |
| 12/09/2019 | Elec 19/023 | CommuniCorp | Local Councils Update subscription | £100.00 | Sep-19 |
| 12/09/2019 | D/Dbt 19/009 | British Gas | Elec - FJC - 24 July-23 Aug 19 | £99.48 | Sep-19 |
| 13/09/2019 | Elec 19/023 | MJ Plant | Clean gutters, downpipe & flat roof -FJC | £80.00 | Sep-19 |
| 13/09/2019 | Elec 19/023 | MJ Plant | Install water supply at N/C Rd/ new gate post | £835.00 | Sep-19 |
| 13/09/2019 | Elec 19/023 | Lawrence Davis | Letterheads | £75.00 | Sep-19 |

| Date | Reference | Supplier | Description | Amount | Month |
|------------|--------------|--|--|-----------|--------|
| 13/09/2019 | Elec 19/023 | MJ Plant | Grounds maint - amphitheatre, crown mea, Mt rd allot | £1,409.00 | Sep-19 |
| 16/09/2019 | Elec 19/025 | Staffordshire Playing Fields Association | Subscription 2019 | £20.00 | Sep-19 |
| 16/09/2019 | Elec 19/024 | J G Fenn Ltd | Stationery | £141.01 | Sep-19 |
| 16/09/2019 | Elec 19/024 | Virgin Media Business | Broadband - Sept 19 | £51.75 | Sep-19 |
| 16/09/2019 | Elec 19/024 | Panda Press (Stone) Ltd | Banners - Classic Car Event | £135.00 | Sep-19 |
| 18/09/2019 | D/Dbt 19/009 | Sage Pay Europe | Computer software | £15.00 | Sep-19 |
| 19/09/2019 | D/Dbt 19/010 | World Pay | charge - card trans -Aug 19 | £22.58 | Sep-19 |
| 20/09/2019 | D/Dbt 19/010 | British Gas | Gas - STN - Aug 19 | £26.53 | Sep-19 |
| 23/09/2019 | D/Dbt 19/010 | British Gas | Gas-FJC- Aug 19 | £35.85 | Sep-19 |
| 23/09/2019 | Elec 19/025 | Reach Publishing | advertising of post - marketing | £400.00 | Sep-19 |
| 23/09/2019 | D/Dbt 19/010 | British Gas | Elec - STN - Aug 19 | £58.03 | Sep-19 |
| 23/09/2019 | Elec 19/025 | British Telecommunications PLC | Balance of broadband when changing supplier | £141.37 | Sep-19 |
| 24/09/2019 | Elec 19/025 | CAM-TEC LTD | Temp loan of hard drive | £150.00 | Sep-19 |
| 24/09/2019 | Elec 19/025 | Hammond Hygiene Solutions Ltd | Cleaning materials & consumables | £42.15 | Sep-19 |
| 25/09/2019 | Elec 19/026 | Miscellaneous | Reimbursement for poppy display around Planr Tree | £116.15 | Sep-19 |
| 25/09/2019 | D/Dbt 19/010 | Prism Solutions | ICT Provision | £574.04 | Sep-19 |
| 25/09/2019 | Elec 19/026 | Altodigital Networks Ltd | Photocopying charges 14 June - 16 Sept 19 | £43.88 | Sep-19 |
| 27/09/2019 | Elec 19/026 | W T Lynn Ltd | Key for store cupboard | £12.10 | Sep-19 |
| 27/09/2019 | Elec 19/026 | Hampshire Flags | Flags for Trafalgar Dinner | £46.80 | Sep-19 |
| 27/09/2019 | Elec 19/026 | J G Fenn Ltd | Stationery | £95.57 | Sep-19 |
| 30/09/2019 | D/Dbt 19/010 | The Arch Rent Collectors | Qtly rent of STN - 29-09 to 24-12-19 | £1,087.50 | Sep-19 |
| 30/09/2019 | D/Dbt 19/010 | NatWest | Bank charges - Sep 19 | £36.00 | Sep-19 |